ROCHESTER COLLISION ADDITION

10 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE

APRIL 27, 2021
(LAST REVISED AUGUST 24, 2021)

GENERAL INFORMATION

FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT:

OWNERS
MAP 221 LOT 159
10 FARMINGTON ROAD, LLC
549 ROUTE 1 BY-PASS
PORTSMOUTH, NH 03801

MAP 221 LOT 158
RENE G. & LUANNE E. CARDINAL
PO BOX 316
ROCHESTER, NH 03866-0316

APPLICANT/PREPARED FOR
MAP 221 LOT 159
10 FARMINGTON ROAD, LLC
549 ROUTE 1 BY-PASS
PORTSMOUTH, NH 03801

RESOURCE LIST

PLANNING/ ZONING DEPARTMENT
31 WAKEFIELD STREET
ROCHESTER, NH 03867
(603) 335-1338
MARK SULLIVAN, PLANNING AND ZONING CITY MANAGER DESIGNEE

BUILDING DEPARTMENT
33 WAKEFIELD STREET
ROCHESTER, NH 03867
(603) 332-3508
JIM GRANT, DIRECTOR

PUBLIC WORKS
45 OLD DOVER ROAD
ROCHESTER, NH 03867
(603) 332-4096
PETER NOURSE, P.E., DIRECTOR

POLICE DEPARTMENT
23 WAKEFIELD STREET
ROCHESTER, NH 03867
(603) 330-7127
PAUL TOUSSAINT, CHIEF

FIRE DEPARTMENT
37 WAKEFIELD STREET
ROCHESTER, NH 03867
(603) 335-7545
MARK KLOSE, CHIEF

ASSOCIATED PROFESSIONALS

ARCHITECT
TW DESIGNS, LLC
254 DRAKE HILL ROAD
STRAFFORD, NH 03884
(603) 664-2181

SOIL SCIENTIST
TES ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1
BOW, NH, 03304
(603) 856-8925
THOMAS E. SOKOLOSKI, CERTIFIED SOIL SCIENTIST

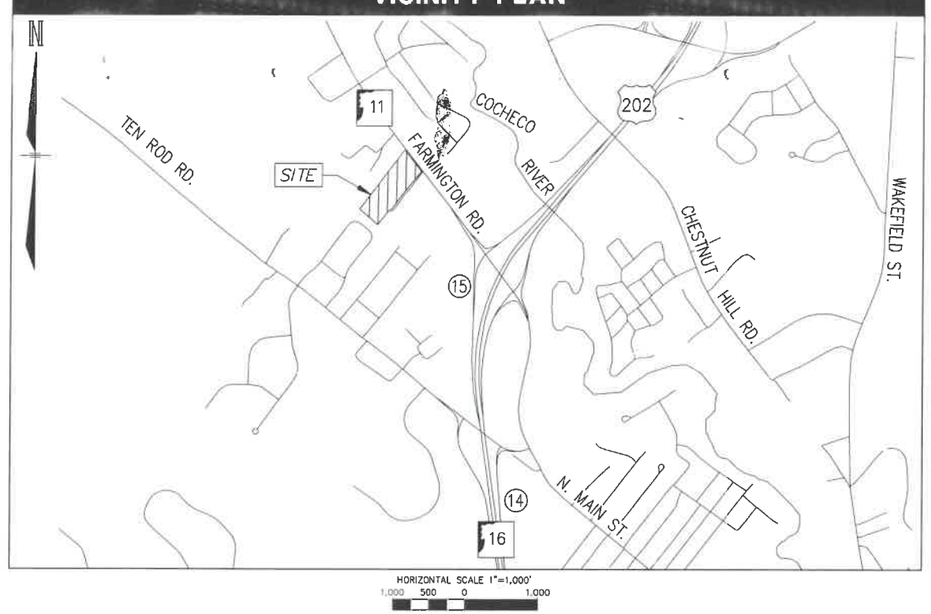
TRAFFIC ENGINEER
TFMORAN, INC.
48 CONSTITUTION DRIVE
BEDFORD, NH 03110
(603) 472-4488
JENNIFER PORTER, PE

SURVEYOR
TFMORAN, INC.
170 COMMERCE WAY
PORTSMOUTH, NH 03801
(603) 431-2222
J. COREY COLWELL, LLS

WETLANDS SCIENCE
TFMORAN, INC
48 CONSTITUTION DRIVE
BEDFORD, NH, 03110
(603) 472-4488
CHRIS DANFORTH, CERTIFIED WETLAND SCIENTIST

LIGHTING
CHARRON, INC.
P.O. BOX 4550
MANCHESTER, NH, 03108
(603) 624-4827
KEN SWEENEY

VICINITY PLAN



INDEX OF SHEETS

SHEET	SHEET TITLE
C-00	COVER
S-01	EXISTING CONDITIONS PLAN
C-02	NOTES & LEGEND
C-03	SITE PREPARATION & EROSION CONTROL PLAN
C-04	SITE LAYOUT PLAN
C-05	GRADING & DRAINAGE PLAN
C-06	LANDSCAPE PLAN
C-07	LANDSCAPE DETAILS
C-08	TRUCK MOVEMENT PLAN
C-09	EROSION CONTROL NOTES
C-10 - 13	DETAILS
C-14	LIGHTING PLAN
REFERENCE PLANS BY ASSOCIATED PROFESSIONALS	
-	ARCHITECTURAL ELEVATION PLANS (BY TW DESIGNS, LLC)

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY PLANNING BOARD SITE PLAN REVIEW	-	PENDING	-
CITY ZONING BOARD VARIANCE	Z-21-02	2/3/21	-
NHDES ALTERATION OF TERRAIN	-	-	-
EPA CGP ENOI & SWPPP	-	-	-

LOT MERGER

MAP 221, LOT 158 AND MAP 221, LOT 159 ARE TO BE MERGED.

VARIANCE APPROVAL

AT THE FEBRUARY 3, 2021 PLANNING BOARD OF ADJUSTMENT MEETING, A VARIANCE WAS APPROVED FOR TABLES 12.3 AND 12.8 OF THE ZONING ORDINANCE TO PERMIT ALTERATION OF LAND WITHIN THE WETLAND BUFFER TO ALLOW FOR PARKING AND SITE IMPROVEMENTS.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON July 12, 2021
BOARD MEMBER Shanna B Saunders, Planning Div AND
BOARD MEMBER 10-19-21

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159
COVER
10 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
PREPARED FOR
10 FARMINGTON ROAD, LLC

APRIL 27, 2021

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15699
LICENSED
PROFESSIONAL ENGINEER
6/24/2021

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRC COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRC COMMENTS	DKE	CRR

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 - COVER	C-00

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170 Commerce Way, Suite 102, Portsmouth, N.H. 03801

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

DIG SAFE
CONTACT DIG SAFE AT 1(888)344-7233 48HRS PRIOR TO CONSTRUCTION

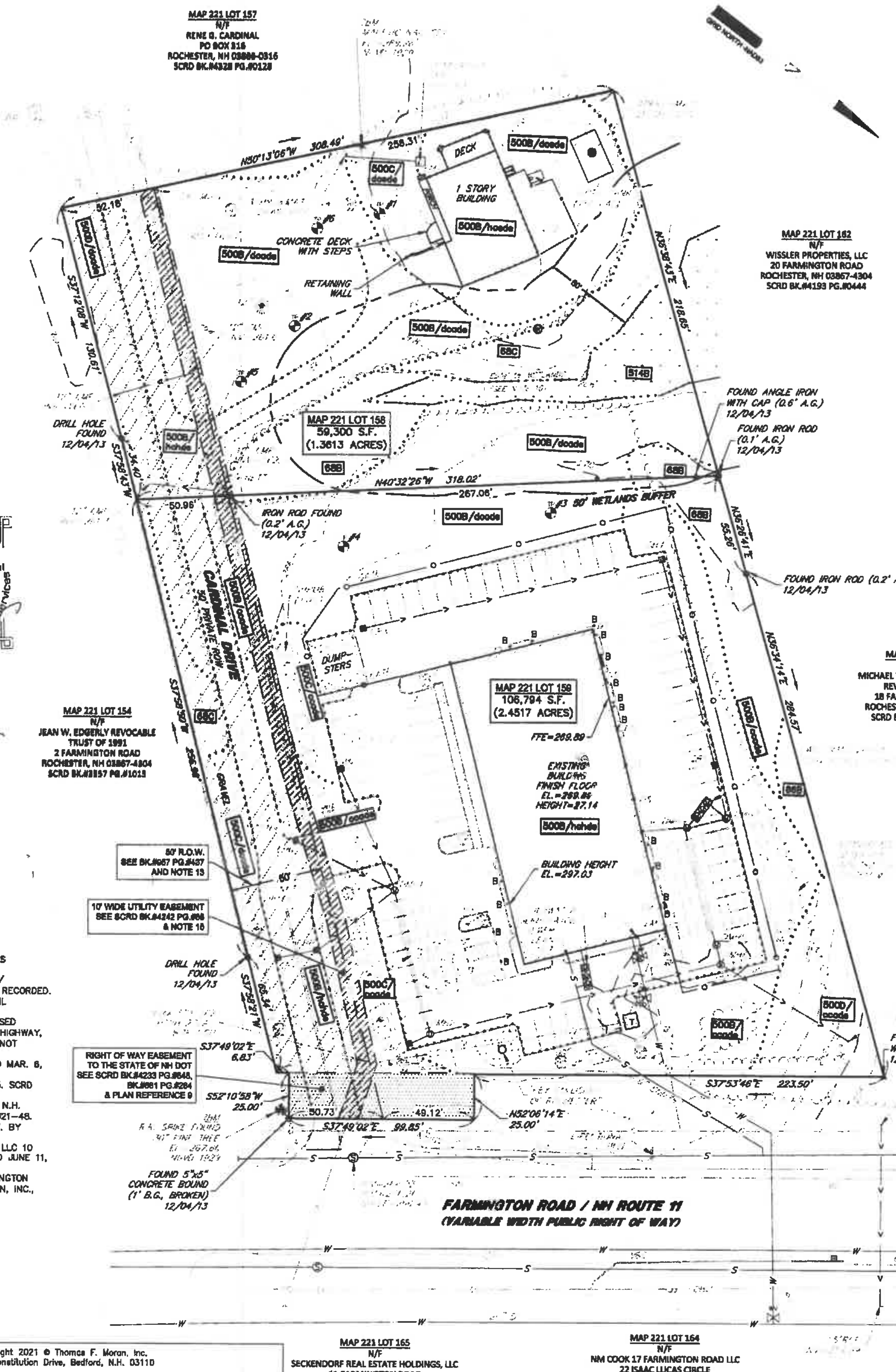
Oct 07, 2021 - 5:00pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Cover.dwg

LEGEND:

MAP 221 LOT 157	TAX MAP #/LOT #
A.G.	ABOVE GRADE
AS	AUTO SPRINKLER
BK.#/PG.#.	BOOK #/PAGE #
B.G.	BELOW GRADE
B	BOLLARD
BW	BARBED WIRE
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
DMH	DRAIN MANHOLE
DS	4"PVC DOWN SPOUT
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
R.R.	RAILROAD SPIKE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCH MARK
UGU	UNDERGROUND UTILITIES
VBC	VERTICAL BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
WQ	WATER QUALITY INLET
	SIGN POLE
	GUY POLE
	UTILITY POLE
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	MANHOLE
	WATER VALVE
	HYDRANT
	LIGHT POST
	HANDICAP
	TRANSFORMER
#1	TEST PIT
	CONIFEROUS TREE
	DECIDUOUS TREE
68B	SOIL SYMBOL
	OVERHEAD UTILITY LINE
W	WATER LINE
O	CHAIN LINK FENCE
S	SEWER LINE
	EXISTING CONTOUR
	GAS LINE
	PROPERTY LINE
	TREELINE
	STONE WALL
	UNDERGROUND UTILITY LINES
	DRAINAGE LINE
	EDGE OF WETLAND
	SOIL LINE
	PAVEMENT
	CONCRETE
	GRAVEL
	WETLAND
	50' PRIVATE RIGHT OF WAY
	RIGHT OF WAY EASEMENT TO THE NHDOT
	UTILITY EASEMEMT

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
Christopher K. Danforth No. 879
Department of Environmental Services

STATE OF NEW HAMPSHIRE CHRISTOPHER K. DANFORTH No. 077 CERTIFIED WETLAND SCIENTIST



DRAINAGE TABLE

CB1
RIM=268.62
INV.15"HDPE OUT=264.21

CB2
RIM=267.61
INV.15"HDPE OUT=263.72

CB3
RIM=268.72
INV.15"HDPE OUT=265.64

CB4
RIM=268.65
INV.15"HDPE IN=265.04
INV.15"HDPE OUT=264.92

CB5
RIM=268.56
INV.15"HDPE IN=264.52
INV.15"HDPE OUT=264.22

CB6
RIM=267.22
INV.12"HDPE OUT=263.53

CB7
RIM=266.36
INV.12"HDPE OUT=263.38

CB8
RIM=266.27
INV.12"HDPE IN=263.00
INV.12"HDPE OUT=263.13

DMH1
RIM=269.11
INV.15"HDPE IN=262.36(SW)
INV.12"HDPE IN=262.33(SE)
INV.12"HDPE IN=262.41(SEE)
INV.24"HDPE OUT=262.45

DMH2
RIM=268.67
INV.15"HDPE IN=264.18(SE)
INV.24"HDPE IN=262.71(SW)
INV.12"HDPE OUT=264.86

DMH3
RIM=269.11
INV.15"HDPE IN=264.04
INV.8"HDPE OUT=263.71(S)
INV.18"HDPE OUT=265.33(SE)

DMH4
RIM=269.37
INV.18"HDPE IN=264.31(NW)
INV.8"HDPE IN=263.41(SE)
INV.8"HDPE IN=263.31(NWW)
INV.24"HDPE OUT=263.21

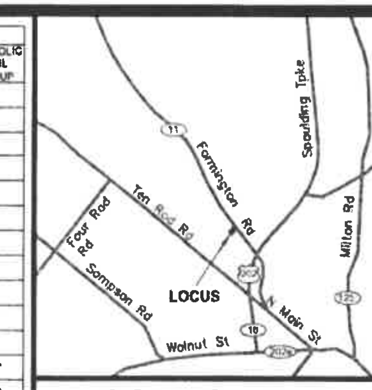
DMH5
RIM=270.09
INV.24"HDPE IN=263.21
INV.12"HDPE OUT=265.59

DMH6
RIM=270.21
INV.12"HDPE IN=264.61(SW)
INV.12"HDPE IN=262.45(SE)
INV.15"HDPE OUT=262.40(NW)

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE.%	DRAINAGE CLASS	HISS SYMBOL	HYDROLIC SOIL GROUP
68B	SUTTON FINE SANDY LOAM	0-8	MODERATELY WELL	321BH	B
68C	SUTTON FINE SANDY LOAM	8-15	MODERATELY WELL	321CH	B
66B	HOLLIS FINE SANDY LOAM	0-8	WELL	224BH	D
500B/ ocede	UDORTHENTS, LOAMY	0-8	WELL	261BH	B
500C/ ocede	UDORTHENTS, LOAMY	8-15	WELL	261CH	B
500D/ ocede	UDORTHENTS, LOAMY	15-25	WELL	261DH	B
500B/ docde	UDORTHENTS, LOAMY	0-8	MODERATELY WELL	361BH	B
500C/ docde	UDORTHENTS, LOAMY	8-15	MODERATELY WELL	361CH	B
500D/ docde	UDORTHENTS, LOAMY	15-25	MODERATELY WELL	361DH	B
500B/ docde	UDORTHENTS, LOAMY	0-8	MODERATELY WELL	367BH	B
500C/ docde	UDORTHENTS, LOAMY	8-15	MODERATELY WELL	367CH	B
500B/ hohde	UDORTHENTS, LOAMY	0-8	UNDETERMINABLE	761BH	B**
500B/ hoede	UDORTHENTS, LOAMY	0-8	UNDETERMINABLE	767BH	B**
514bB	LEICESTER FINE SANDY LOAM	0-8	POORLY	521BH	C

** ASSUMED BASED ON ADJACENT SOILS WITHOUT IMPERVIOUS SURFACES.



LOCATION PLAN

Test Pit #1 3/5/2021
0-6" 10YR 3/3 Dark Brown, Sandy Loam, Granular, Friable, Fine -Med. Roots
6-32" 10YR 5/4 Yellowish Brown, Loamy Sand, Gravelly, Weak, Granular, Friable.
@28" Redox Concentrations 7.5YR 5/8 @12"
ESHWT: Obs @ 28" 7.5YR 5/8 Redox Concentrations, Few, Distinct
Seeps: Observed at 32"
Roots: Obs to 20"
Refusal @ 32" Lithic Bedrock, variable depth

Test Pit #2 3/5/2021
0-15" FILL 2.5Y 6/4 Light Yellowish Brown, Sandy Loam, Granular, Friable.
15-28" Ab Mixed 2.5Y 4/4 Olive Brown, Sandy Loam, Massive, Friable and 2.5Y 3/2 Very Dark Grayish Brown, Fine Sandy Loam, Massive, Friable Saturated
28-64" 10YR 6/8 Brownish Yellow, Fine Sandy Loam, Weak, Massive, Friable, Saturated
ESHWT: Obs @ 30" 7.5YR 4/4 Redox Concentrations/ 2.5Y 7/2 Depletion, Few, Distinct
Seeps: Observed at 30"
Roots: Obs to 28"
Refusal @ 64" Lithic Bedrock, variable depth

Test Pit #3 3/5/2021
0-4" 10YR 4/4 Dark Yellowish Brown, Sandy Loam, Granular, Friable, Thick root mat
4-14" 10YR 5/6 Yellowish Brown, Sandy Loam, Granular, Friable, coarse to med. roots
14-42" 2.5Y 6/6 Olive Yellow, Sandy Loam, Granular, Friable, Med. Roots, Saturated
ESHWT: Obs @ 38" 7.5YR 5/8 Redox Concentrations, Few, Distinct
Seeps: None observed at 42"
Roots: obs to 16"
Refusal @ 42" Lithic Bedrock, Variable depth

Test Pit #4 3/5/2021
0-7" 2.5Y 4/4 Olive Brown, Sandy Loam, Granular, Friable, Coarse Roots
7-18" 10YR 5/6 Yellowish Brown, Sandy Loam, Granular Friable, fine roots
18-38" 2.5Y 5/6 Light Olive Brown, Sandy Loam, Granular, Friable, Med. Roots
38-54" 2.5Y 6/8 Olive Yellow, Fine Sandy Loam, Subangular, Blocky, Friable, saturated
ESHWT: Obs @ 38" 7.5YR 5/8 Redox Concentrations, Few, Distinct
Seeps: None observed at 54"
Roots: obs to 40"
Refusal @ 54" Lithic Bedrock Variable Depth

Test Pit #5 5/27/2021
0-10" 10YR 4/4 Dark Yellowish Brown, Sandy Loam, Granular, Friable, Fine -Med. Roots (Disturbed soils)
10-20" 2.5Y 4/3 Olive Brown, Sandy Loam, Granular, Friable.
20-43 2.5Y 6/4 Light Yellowish Brown, Sandy Loam, Weak, Sub-angular blocky, Friable
@22" Redox Concentrations 7.5YR 5/8 @22" Depletions: 2.5Y 7/2 Common Distinct
ESHWT: Obs @ 22"
Seeps: None Observed at 43"
Roots: obs to 24"
Refusal @ 26-43" Lithic Bedrock, variable depth

Test Pit #6 5/27/2021
0-6" FILL 10YR 3/3 Dark Brown, Sandy Loam, Granular, Friable, Med. to fine Roots
6-20" Fill 10YR 5/4 Yellowish Brown, Sandy Loam with Coarse Gravelly Sand inclusions
ESHWT: Obs @ 20" 7.5YR 4/4 Redox Concentrations/ 2.5Y 7/2 Depletion, Few, Distinct
Seeps: None Observed at 24"
Roots: Obs to 20"
Refusal @ 20-24" Lithic Bedrock, variable depth

NOTES:

1. THE PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT ZONE (GRD).
2. THE PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 221 AS LOTS 158 & 159.
3. THE PARCELS ARE LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE, PANELS 184 & 203 OF 405, MAP NUMBERS 33017C0184D & 33017C0203D, EFFECTIVE DATE: MAY 17, 2005.
4. DIMENSIONAL REQUIREMENTS:

DIMENSIONAL REQUIREMENTS:	REQUIRED:
LOTS:	
MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM FRONTAGE:	50'
MINIMUM LOT AREA PER DWELLING UNIT:	NO REQUIREMENT
MAXIMUM LOT COVERAGE:	NO REQUIREMENT
SETBACKS:	
MINIMUM FRONT:	NO REQUIREMENT
MAXIMUM FRONT:	NO REQUIREMENT
MINIMUM SIDE:	NO REQUIREMENT
MINIMUM REAR:	NO REQUIREMENT
STANDARDS:	
MAXIMUM NUMBER OF STORIES:	NO REQUIREMENT
MINIMUM NUMBER OF STORIES:	NO REQUIREMENT
MAXIMUM HEIGHT:	NO REQUIREMENT
MINIMUM HEIGHT:	NO REQUIREMENT

5. OWNER OF RECORD:

MAP 221 LOT 158:	MAP 221 LOT 159:
RENE G. & LUANNE E. CARDINAL	10 FARMINGTON ROAD, LLC
PO BOX 316	549 ROUTE 1 BY-PASS
ROCHESTER, NH 03866-0316	PORTSMOUTH, NH 03801
SCRD BK.#1566 PG.#605	SCRD BK.#4173 PG.#380

6. PARCEL AREA:

MAP 221 LOT 158:	MAP 221 LOT 159:
59,300 S.F.	106,794 S.F.
(1.3613 ACRES)	(2.4517 ACRES)

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 221 LOTS 158 & 159.
9. FIELD SURVEY COMPLETED BY TCE BETWEEN DECEMBER 2020 & MARCH 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
10. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER 12020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
11. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
12. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NGVD29. THE CONTOUR INTERVAL IS 2 FEET.
13. PARCEL IS SUBJECT TO AN ACCESS EASEMENT AND AN UNDERGROUND EASEMENT ALONG THE SOUTHERLY BOUNDARY AS DESCRIBED IN SCRD BK.#957 PG.#437. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
14. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
15. MAP 221 LOT 159 IS SUBJECT TO A 10' WIDE UTILITY EASEMENT FOR THE BENEFIT OF NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC D/B/A/ FAIRPOINT COMMUNICATIONS-NNE & PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FIXTURES AND LINES ALONG CARDINAL WAY AS RECORDED IN SCRD BK.#4242 PG.#68.

PLAN REFERENCES:

1. "BOUNDARY SURVEY PLAN OF LAND PREPARED FOR RITA MURJANI ROCHESTER, NH" BY YERKES SURVEYING CONSULTANTS, DATED FEBRUARY 23, 1995. SCRD PLAN #47-51.
2. "STATE OF NEW HAMPSHIRE BUREAU OF HIGHWAY DESIGN GENERAL PLAN SHEET 6 ROUTE 11 / FARMINGTON ROAD STATE PROJECT NO. 10620-I" BY CHA COMPANY, DATED 9/02. PLAN NOT RECORDED.
3. "DIVISION OF LAND ANCA INC. ROCHESTER NEW HAMPSHIRE" BY G.L. DAVIS & ASSOCIATES CIVIL ENGINEERS, DATED AUG. 1974. SCRD PLAN POCKET #10 FOLDER #2 PLAN #60.
4. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PROJECT F022-I(I) N.H. PROJECT NO. P-3346 N.H. ROUTE 11 – HENRY WILSON HIGHWAY, CITY OF ROCHESTER COUNTY OF STRAFFORD" WITH DATE OF APPROVAL SEPT. 9, 1957. PLAN NOT RECORDED.
5. "BOUNDARY PLAN OF LAND IN ROCHESTER, N.H. FOR THURLO GLIDEN" SURVEY BY GILE, DATED MAR. 6, 1972. SCRD POCKET #2 FOLDER #17 PLAN #60.
6. "LAYOUT AND COMPUTATIES FOR LOT B-1 & B-2" BY F.E. DREW ASSOC., APPROVED 6/21/75. SCRD POCKET #15–FOLDER #1–PLAN #46.
7. "PROPOSED SUBDIVISION FOR JAMES H. EDGERLY JR. & ROYAL M. EDGERLY TEN ROD ROAD & N.H. ROUTE 11, ROCHESTER, N.H." BY BERRY CONST. CO., INC., DATED AUG. 6, 1980. SCRD PLAN #21–48.
8. "SUBDIVISION OF LAND ROCHESTER, N.H. FOR SPAULDING REALTY TRUST, DATED FEB. 21, 1987. BY NORWAY PLAINS SURVEY ASSOCIATES, INC., DATED FEB. 21, 1987. SCRD PLAN #34–77.
9. "RIGHT OF WAY EASEMENT PLAN TAX MAP 221 LOT 159 PROPERTY OF 10 FARMINGTON ROAD, LLC 10 FARMINGTON ROAD ROCHESTER, NEW HAMPSHIRE COUNTY OF STRAFFORD, BY MSC, INC., DATED JUNE 11, 2014. SCRD PLAN #107–97.
10. "AS-BUILT PLAN, TAX MAP 221 LOT 159, PROPERTY OF 10 FARMINGTON ROAD, LLC, 10 FARMINGTON ROAD, ROCHESTER, NEW HAMPSHIRE, COUNTY OF STRAFFORD" BY MSC, A DIVISION OF TFMORAN, INC., DATED 01/16/2014. PLAN NOT RECORDED.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN NOVEMBER–DECEMBER 2024, DECEMBER 2020 & MARCH 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE No. 01037 BRENDA M. KOLBOW LICENSED LAND SURVEYOR

LICENSED LAND SURVEYOR

2021-08-24
DATE

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

MAP 221 LOT 165
N/F
SECKENDORF REAL ESTATE HOLDINGS, LLC
11 FARMINGTON ROAD
ROCHESTER, NH 03867
SCRD BK.#3192 PG.#0036

MAP 221 LOT 164
N/F
NM COOK 17 FARMINGTON ROAD LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820-4910
SCRD BK.#4766 PG.#0234

40 20 0 40
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK
2	8/24/2021	REVISED DMH 3 INVERT	BMK	CRR
1	5/27/2021	UPDATED EXISTING FEATURES	PJT	BMK

DIG SAFE MA ME NH RI VT CALL 811
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TAX MAP 221 LOT 158 & 159
EXISTING CONDITIONS PLAN

14 & 10 FARMINGTON ROAD
ROCHESTER, NEW HAMPSHIRE
COUNTY OF STRAFFORD
OWNED BY
RENE G. & LUANNE E. CARDINAL AND
10 FARMINGTON ROAD, LLC

SCALE: 1" = 40' (22x34)
1" = 80' (11x17)

APRIL 27, 2021

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47424-00	DR		FB		S-1
		CK		CADFILE		

Aug 30, 2021 - 4:08pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Carlson Survey\Dwgs\47424-00 Survey.dwg

LEGEND

PROPOSED	
	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
EOP	EDGE OF PAVEMENT
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
CC	CONCRETE CURB
ICC	INTEGRATED CONCRETE CURB
BIT	BITUMINOUS ASPHALT CURB
CCB	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
O O O	FENCE (CHAIN LINK)
X X	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
X X X	SILT FENCE
SS SS SS	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
XXX	CONTOUR
TC100.50 BC100.00 OR X 100.00	SPOT GRADE
##	PARKING COUNT
DSLY	YELLOW DOUBLE SOLID LINE
SSLY	YELLOW SINGLE SOLID LINE
SSLW	WHITE SINGLE SOLID LINE
SBLW	WHITE SINGLE BROKEN LINE
STOP	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT PAINTED)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
D	DUMPSTER PAD

PROPOSED	
	CONCRETE
	GRAVEL
	HEAVY DUTY PAVEMENT
	CONSTRUCTION ENTRANCE
	SNOW STORAGE
	RIPRAP
	INLET PROTECTION
	DRAIN LINE
	DRAINAGE SWALE
	STORMWATER BMP
S	SEWER LINE
FM	SEWER FORCE MAIN LINE
W	WATER LINE
G	GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND UTILITY LINE
	CATCH BASIN
	DRAIN INLET
	OUTLET CONTROL STRUCTURE
	ROOF DRAIN
	DRAIN CLEANOUT
	DRAIN MANHOLE
	FARED END SECTION
	SEWER CLEAN OUT
	SEWER MANHOLE
	SEWER VENT
	DRAIN/SEWER/WATER PLUG OR CAP
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER GATE VALVE
	WATER SHUTOFF
	THRUST BLOCK
	WATER METER
	WATER MANHOLE
	WELL
	GAS GATE VALVE
	GAS SHUT OFF
	GAS METER
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	TRAFFIC CONTROL CABINET
	ELECTRIC HANDHOLE
	ELECTRIC PULL BOX
	ELECTRIC METER
	FLOOD LIGHT
	LIGHT POLE
	UTILITY POLE
	GUY POLE
T	TRANSFORMER PAD
B-#	BORING LOCATION
TP-#	TEST PIT LOCATION
IT-#	INFILTRATION TEST LOCATION
MW-#	MONITORING WELL
B	EXISTING BOLLARD

ABBREVIATIONS

GENERAL

ABAN	ABANDON	EXIST	EXISTING	PERF	PERFORATED
AC	ACRES	FFE	FINISHED FLOOR ELEVATION	PROP	PROPOSED
ADJ	ADJUST	FND	FOUNDATION	R	RADIUS
APPROX	APPROXIMATE	HP	HIGH POINT	R&D	REMOVE AND DISPOSE
BC	BOTTOM OF CURB	INV	INVERT ELEVATION	R&R	REMOVE AND RESET
BIT	BITUMINOUS	IT	INFILTRATION TEST	REM	REMOVE
BK/PG	BOOK & PAGE	L	LENGTH	RET	RETAIN
BLDG	BUILDING	LF	LINEAR FEET	RIM	RIM ELEVATION
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	ROW	RIGHT OF WAY
BW	BOTTOM OF WALL	MAX	MAXIMUM	S	SLOPE
CONC	CONCRETE	MIN	MINIMUM	SF	SQUARE FEET
COORD	COORDINATE	N/F	NOW OR FORMERLY	SW	SIDEWALK
DIA	DIAMETER	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
ELEV	ELEVATION	OC	ON CENTER	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	PAVE	PAVEMENT	TP	TEST PIT
				TW	TOP OF WALL
				TYP	TYPICAL
				UG	UNDERGROUND
				WCR	ACCESSIBLE WHEELCHAIR RAMP
				W/	WITH

UTILITIES

CB	CATCH BASIN
CIP	CAST IRON PIPE
CO	CLEANOUT
COND	CONDUIT
DCB	DOUBLE-GRATE CATCH BASIN
DI	DUCTILE IRON
DMH	DRAIN MANHOLE
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FES	FLARED END SECTION
FP	FLUSHING PORT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INSI	INSULATED
LP	LIGHT POLE
OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
SOS	SEDIMENT OIL SEPARATOR
TSV	TAPPING SLEEVE, VALVE, AND BOX
UD	UNDERDRAIN
UP	UTILITY POLE

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

GENERAL NOTES

1. THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE SITE PLAN SHALL BE RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS.
4. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE CITY PLANNING BOARD.
5. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF ROCHESTER, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK TO CONFORM TO CITY OF ROCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE CITY AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE CITY, COUNTY, AND/OR STATE AGENCY.
6. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WQ 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
7. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
8. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
9. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
10. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
11. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
12. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
13. TEMPORARY FENCING SHALL BE PROVIDED AND COVERED WITH A FABRIC MATERIAL TO CONTROL DUST MITIGATION.
14. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
15. REFER TO ARCHITECTURAL PLANS FOR LAYOUT OF BUILDING FOUNDATIONS AND CONCRETE ELEMENTS WHICH ABUT THE BUILDING SUCH AS STAIRS, SIDEWALKS, LOADING DOCK RAMPS, PADS, AND COMPACTOR PADS. DO NOT USE SITE PLANS FOR LAYOUT OF FOUNDATIONS.
16. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
17. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
18. CONTRACTOR'S GENERAL RESPONSIBILITIES:
    A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
    B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
    C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
    D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
    E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 6 PM, MONDAY THROUGH FRIDAY AND 8 AM AND 6 PM ON SATURDCAY IN ACCORDANCE WITH "STANDARD OF INFRASTRUCTURE DESIGN, ROCHESTER, NEW HAMPSHIRE".
    F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
    G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
    H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
    I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
    J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
    K. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
    L. VERIFY LAYOUT OF PROPOSED BUILDING FOUNDATIONS WITH ARCHITECT AND THAT PROPOSED FOUNDATION MEETS PROPERTY LINE SETBACKS PRIOR TO COMMENCING ANY FOUNDATION CONSTRUCTION.
    M. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER CITY REGULATIONS.
    N. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
    O. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

GRADING NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL PREPARE, MAINTAIN, AND EXECUTE A S.W.P.P.P. IN ACCORDANCE WITH EPA REGULATIONS AND THE CONSTRUCTION GENERAL PERMIT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
5. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT SOIL AND GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDED METHODS TO ADDRESS ANY SOIL AND GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
6. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
7. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING, AND SIZE AND LOCATION OF ALL BUILDING SERVICES.
8. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
10. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
11. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
12. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
13. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
14. THE FINISHED GRADE AT BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH PAVEMENT WITH A TOLERANCE OF PLUS OR MINUS 1/4".
15. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
16. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
17. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
18. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
19. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
20. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
21. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. ALL UTILITY SERVICES TO BUILDING ADDITION TO BE PROVIDED INTERNALLY FROM EXISTING BUILDING.

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRG COMMENTS	DKE	CRR

STATE OF NEW HAMPSHIRE
HANNAH E. GIKIVANNUCCI
No. 15699
LICENSED
PROFESSIONAL ENGINEER
6/24/2021

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

NOTES & LEGEND

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

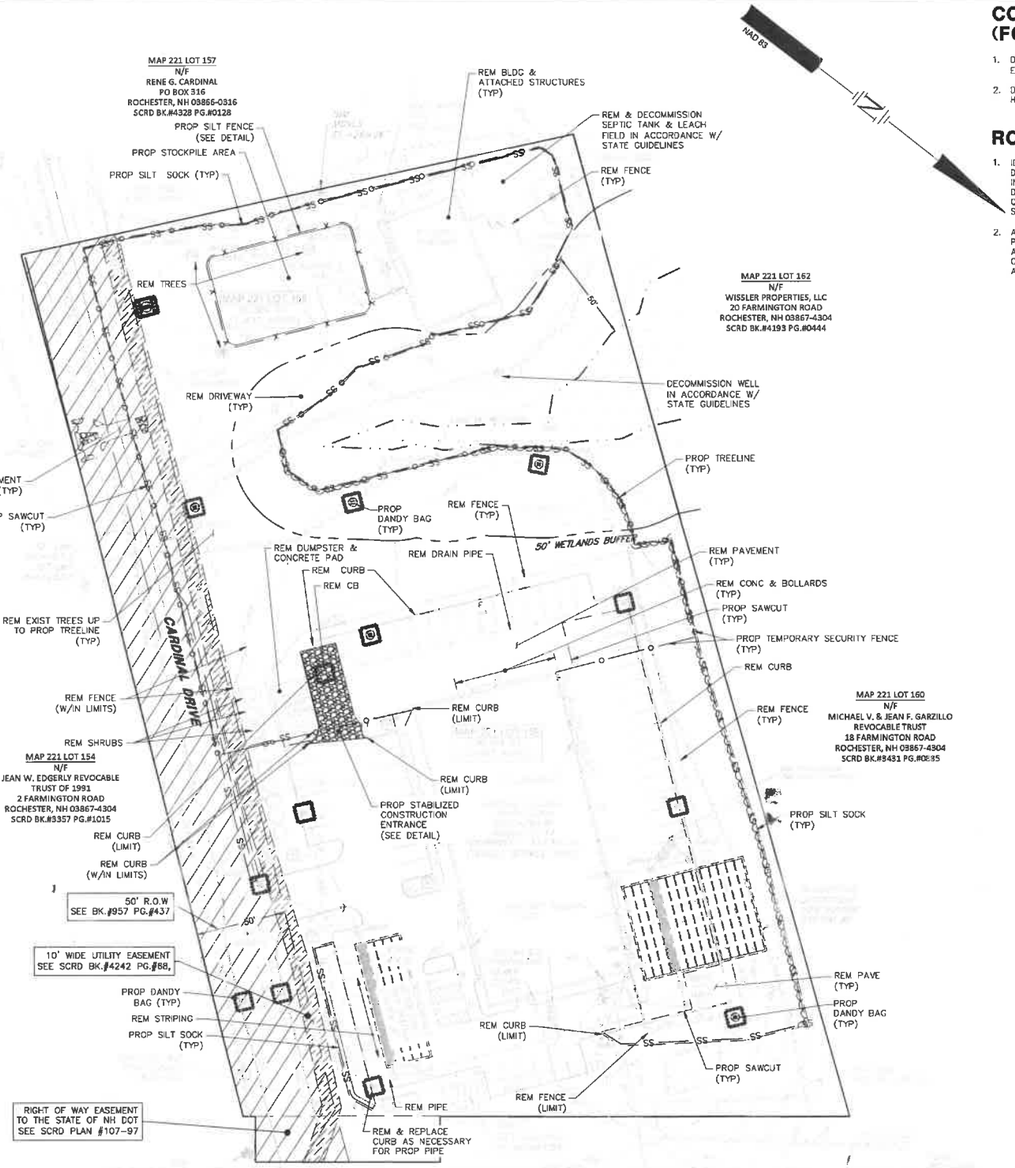
10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 - NOTES & LEGEND	C-02

Oct 07, 2021 - 5:01pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Notes & Legend.dwg



CONSTRUCTION SEQUENCE NOTES (FOR ALTERATION OF TERRAIN)

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE SUBSURFACE DETENTION BASIN DURING ANY STAGE OF CONSTRUCTION.
2. DO NOT PLACE THE SUBSURFACE DETENTION SYSTEM INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

ROCK BLASTING AND WATER QUALITY NOTES

1. IDENTIFY DRINKING WATER WELLS LOCATED WITHIN 2000 FEET OF THE PROPOSED BLASTING ACTIVITIES. DEVELOP A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITRITE EITHER IN THE DRINKING WATER SUPPLY WELLS OR IN OTHER WELLS THAT ARE REPRESENTATIVE OF THE DRINKING WATER SUPPLY WELLS IN THE AREA. THE PLAN MUST INCLUDE PRE AND POST BLAST WATER QUALITY MONITORING AND BE APPROVED BY NHDES PRIOR TO INITIATING BLASTING. THE GROUNDWATER SAMPLING PROGRAM MUST BE IMPLEMENTED ONCE APPROVED BY NHDES.
2. ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING, AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.
   - A. LOADING PRACTICES. THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:
     - (1) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
     - (2) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON<SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
     - (3) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF<SITE DISPOSAL.
     - (4) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
     - (5) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
     - (6) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING, AND COLUMN RISE NEED TO BE ATTENDED TO.
   - B. EXPLOSIVE SELECTION. THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:
     - (1) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
     - (2) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.
   - C. PREVENTION OF MISFIRES. APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.
   - D. MUCK PILE MANAGEMENT. MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:
     - (1) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
     - (2) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.
   - E. SPILL PREVENTION MEASURES AND SPILL MITIGATION. SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:
     - (1) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
       - STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
       - SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
       - LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
       - INSPECT STORAGE AREAS WEEKLY.
       - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
       - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
       - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
     - (2) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
       - EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
       - PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
       - HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
       - USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
       - PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
     - (3) THE TRAINING OF ONSITE EMPLOYEES AND THE ON<SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
     - (4) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING, AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF NHDES (NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD<DWGB<22<6: "BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT).

NOTES

1. SEE NOTES ON SHEET C-02 AND C-09.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
4. THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
6. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
7. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE NOTES

TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARC 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO THE INFILTRATION SYSTEM. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

DO NOT PLACE INFILTRATION SYSTEMS INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.

AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.

1. NOTIFY EASEMENT OWNERS PRIOR TO COMMENCEMENT OF WORK.
2. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ORANGE CONSTRUCTION FENCING IS TO BE INSTALLED AT LIMITS OF DISTURBANCE.
4. DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
5. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
6. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
7. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
8. CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
9. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
10. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS INTO WETLANDS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. CONSTRUCTION UNDERGROUND STORMTECH SYSTEM.
12. CONSTRUCT BUILDING PAD AND COMMENCE NEW BUILDING CONSTRUCTION.
13. CONSTRUCT PROPOSED PARKING AREA.
14. COMPLETE BUILDING AND ALL OFF-SITE IMPROVEMENTS.
15. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
16. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
17. DURING THE COURSE OF THE WORK, AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG WITH SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
18. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

SITE PREPARATION & EROSION CONTROL PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

1"=80' (11"X17")

SCALE: 1"=40' (22"X34") **APRIL 27, 2021**

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15659
LICENSED PROFESSIONAL ENGINEER
6/24/2021

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
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Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 - SITE PREPARATION	C-03

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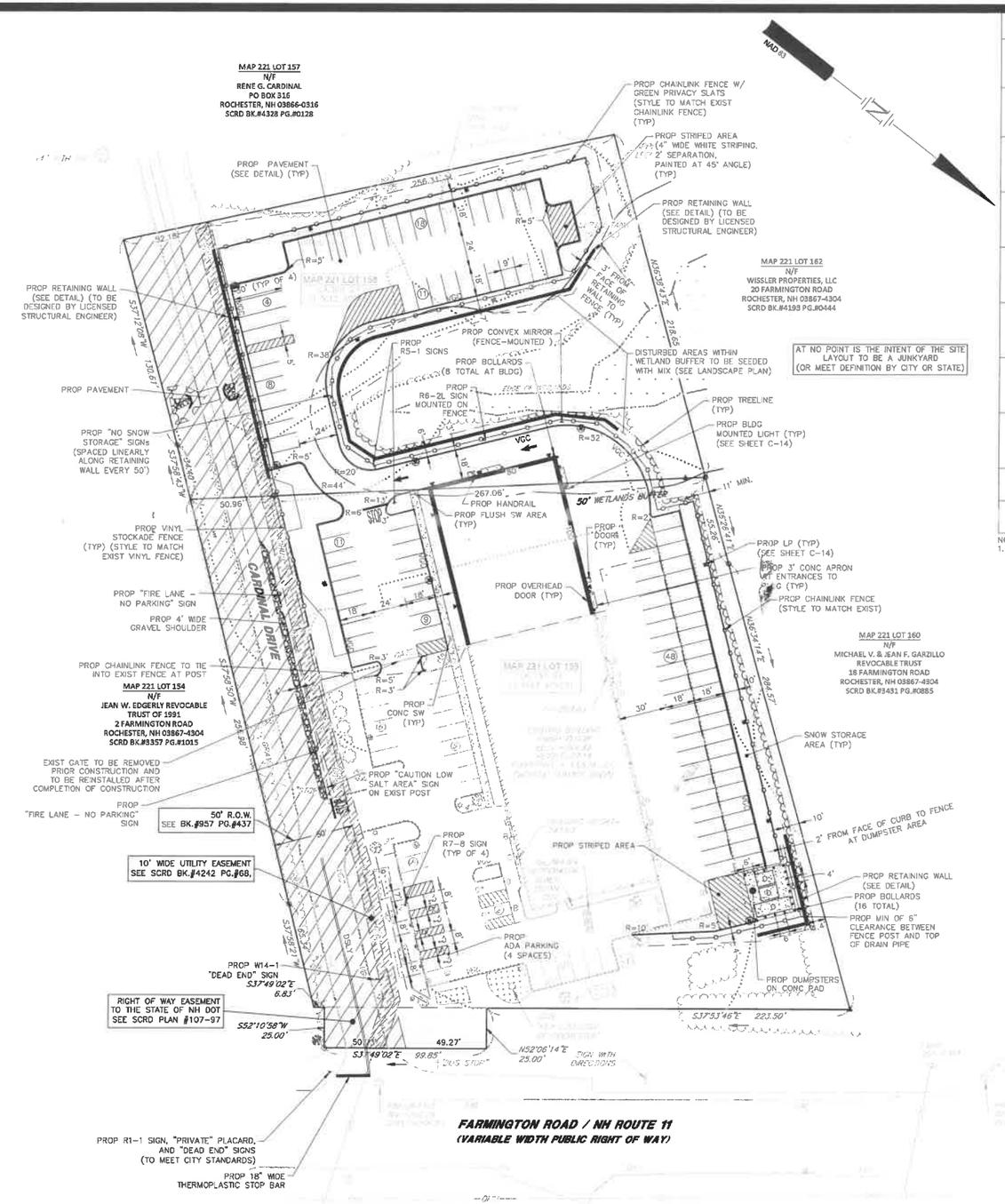
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Oct 07, 2021 - 5:01pm
F:\NSC Projects\47424 - Farmington Road - Rochester\474-4-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Site Preparation.dwg



SIGN LEGEND

ID	SIGN	SIZE (INCHES) WIDTH	SIZE (INCHES) HEIGHT	DESIGN (COLORING, TEXT SIZE, SPACING, SHAPE, RETROFLECTIVITY, ETC.)	NO. OF SIGNS
R1-1	STOP	30	30	REFER TO THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS	1
R5-1	DO NOT ENTER	36	24		2
6R-2L	ONE WAY	24	30		1
R7-8[1]	RESERVED PARKING	12	18		4
-	NO PARKING FIRE LANE	12	18	AS PREFERRED BY CLIENT	1
-	NO SNOW STORAGE	12	18	AS PREFERRED BY CLIENT	EVERY 50' PER LENGTH OF WALL
-	CAUTION: LOW SALT AREA	12	18	AS PREFERRED BY CLIENT	1
-	"PRIVATE" PLACARD	-	-	PER CITY OF ROCHESTER	1
-	"DEAD END" PLACARD/SIGN	-	-	PER CITY OF ROCHESTER	1

NOTE:
1. HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OF TILTON STANDARDS AND ADA REGULATIONS.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE 8,000 SF BUILDING ADDITION AND PARKING EXPANSION TO THE EXISTING ROCHESTER COLLISION BUILDING.
2. OWNERS OF RECORD:
   MAP 221 LOT 158:
   RENE G. & LUANNE E. CARDINAL
   PO BOX 316
   ROCHESTER, NH 03866-0316
   SCRD BK.#1566 PG.#605

   MAP 221 LOT 159:
   10 FARMINGTON ROAD, LLC
   549 ROUTE 1 BY-PASS
   PORTSMOUTH, NH 03801
   SCRD BK.#4173 PG.#380
3. PARCEL AREA:
   MAP 221 LOT 158: 50,704 S.F. (1.1640 ACRES)
   MAP 221 LOT 159: 106,708 S.F. (2.4496 ACRES)
4. THE PROPOSED OPERATING HOURS ARE 8AM TO 5PM.
5. THE PARCELS ARE LOCATED IN THE GRANITE RIDGE DEVELOPMENT ZONE (GRD).
6. THE PARCELS ARE SHOWN ON THE CITY OF ROCHESTER ASSESSOR'S MAP 221 AS LOTS 158 & 159.
7. THE PARCELS ARE LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAPS, STRAFFORD COUNTY, NEW HAMPSHIRE, PANELS 184 & 203 OF 405, MAP NUMBERS 33017C0184D & 33017C0203D, EFFECTIVE DATE: MAY 17, 2005.
8. DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROVIDED:
LOTS:		
MINIMUM LOT AREA:	NO REQUIREMENT	157,410 SF (3.61 AC)
MINIMUM FRONTAGE:	50 FT	380 FT
MINIMUM LOT AREA PER DWELLING UNIT:	NO REQUIREMENT	N/A
MAXIMUM LOT COVERAGE:	NO REQUIREMENT	±59.2%
SETBACKS:		
MINIMUM FRONT:	NO REQUIREMENT	59.9 FT
MAXIMUM FRONT:	NO REQUIREMENT	N/A
MINIMUM SIDE:	NO REQUIREMENT	86.2 FT
MINIMUM REAR:	NO REQUIREMENT	185.9 FT
STANDARDS:		
MAXIMUM NUMBER OF STORIES:	NO REQUIREMENT	1 STORY
MINIMUM NUMBER OF STORIES:	NO REQUIREMENT	N/A
MAXIMUM HEIGHT:	NO REQUIREMENT	27.1 FT
MINIMUM HEIGHT:	NO REQUIREMENT	N/A

9. PARKING REQUIREMENTS:

PARKING SPACES (SEE CALCULATION)	84.3 SPACES	137 SPACES
ACCESSIBLE SPACES	6 SPACES	6 SPACES
PARKING SPACE SIZE	9 FT X 18 FT	9 FT X 18 FT
AISLE WIDTH	24 FT	24 FT

10. PARKING CALCULATIONS:

1.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
1.5/1,000 X 21,534 SF = 32.3 SPACES

1 SPACE PER 15 EXTERIOR SALE/RENTAL DISPLAY SPACES
1/15 X 0 DISPLAY SPACES = 0 SPACES

4 SPACES PER SERVICE BAY
4/SERVICE BAY X 8 SERVICE BAYS = 32 SPACES
84.3 SPACES

9. WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN NOVEMBER 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF TRMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012.
10. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
11. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCHESTER ZONING ORDINANCE AND SITE PLAN REGULATIONS.
12. SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR. A RED WINTER FLAG SHALL BE ATTACHED TO EACH NEW HYDRANT IN ORDER THAT THE HYDRANT CAN BE READILY LOCATED WHEN SNOW IS ON THE GROUND.
13. SNOW STORAGE CALCULATION:

    REQUIRED: 1 SF OF SNOW STORAGE AREA FOR EVERY 5 TO 10 SF OF PARKING AREA TO BE CLEARED

    61,225 SF OF PARKING AREA TO BE CLEARED X (1 SF OF SNOW STORAGE AREA/10 SF OF PARKING AREA TO BE CLEARED)

    = 6,123 SF OF SNOW STORAGE AREA

    PROVIDED: = 7,016 SF OF SNOW STORAGE AREA
14. MAP 221, LOT 158 AND MAP 221, LOT 159 ARE TO BE MERGED.
15. SEE ADDITIONAL NOTES ON SHEET C-02 AND C-09.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15899
LICENSED
PROFESSIONAL ENGINEER
6/24/2021

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

SITE LAYOUT PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

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1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

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FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 - SITE LAYOUT	C-04

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HORIZONTAL SCALE 1"=40'
40 20 0 40

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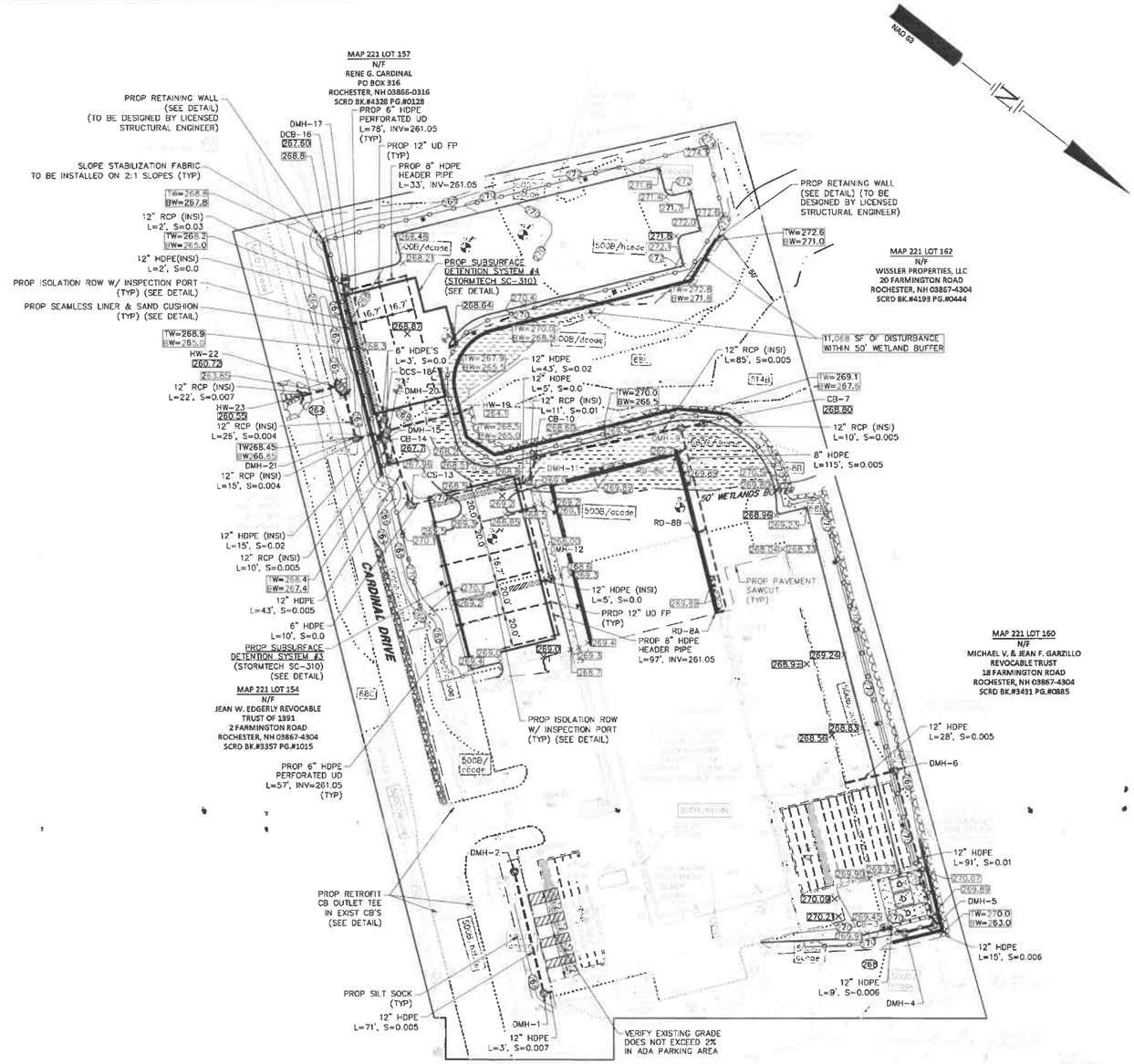

EXISTING DRAINAGE STRUCTURE TABLE

INV.12"HPPE OUT=264.62

INV.12"HPPE IN=264.05(DMH-6)

PROPOSED DRAINAGE STRUCTURE TABLE

DMH-1
RIM=268.6±
INV=264.60 (IN)
INV=264.50 (OUT)

DMH-2
(DROP STRUCTURE)
RIM=269.0±
INV=252.55 (EXIST-CB8)
INV=254.14 (DMH-1)
INV=252.55 (OUT)

CB-3
RIM=269.45±
INV=265.75 (OUT)
SUMP=261.75

DMH-4
RIM=270.0±
INV=265.70 (IN)
INV=265.60 (OUT)

DMH-5
RIM=270.0±
INV=265.51 (IN)
INV=265.41 (OUT)

DMH-6
RIM=270.0
INV=264.30 (IN)
INV=264.20 (OUT)

CB-7
RIM=268.80±
INV=265.70 (OUT)
SUMP=261.70

RD-8A
INV=266.25

RD-8B
INV=266.00

RD-8C
INV=265.70

DMH-9
RIM=268.9±
INV=265.65 (RD-8)
INV=265.65 (CB-7)
INV=265.55 (OUT)

CB-10
INV=268.60±
INV=265.10 (IN)
INV=265.00 (OUT)
SUMP=261.00

DMH-11
RIM=268.9±
INV=264.90 (IN)
INV=264.77 (OUT)

CB-12
INV=268.00±
INV=264.77 (OUT)
SUMP=260.77

OCS-13
(SEE DETAIL)
RIM=270.3±
INV=261.27 (IN)
INV=261.27 (OUT)

CB-14
RIM=267.70±
INV=264.70 (OUT)
SUMP=260.70

DMH-15
RIM=267.8±
INV=264.55 (IN)
INV=264.55 (OUT)

DCB-16
RIM=267.60±
INV=264.60 (OUT)
SUMP=260.60

DMH-17
RIM=267.6±
INV=264.55 (IN)
INV=264.55 (OUT)

OCS-18
(SEE DETAIL)
RIM=267.9±
INV=261.05 (IN)
INV=261.05 (OUT)

HW-19
INV=264.1

DMH-20
RIM=267.9±
INV=261.05 (OCS-13)
INV=263.30 (HW-20)
INV=260.95 (OUT)

DMH-21
RIM=263.65
INV=260.89 (IN)
INV=260.85 (OUT)

HW-22
INV=260.75 (IN)
INV=260.72 (OUT)

HW-23
INV=260.55

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE,%	DRAINAGE CLASS	HISS SYMBOL	HYDROLIC SOIL GROUP
68B	SUTTON FINE SANDY LOAM	0-8	MODERATELY WELL	321BH	B
68C	SUTTON FINE SANDY LOAM	8-15	MODERATELY WELL	321CH	B
86B	HOLLIS FINE SANDY LOAM	0-8	WELL	224BH	D
500B/dcode	UDORTHENTS, LOAMY	0-8	WELL	261BH	B
500C/dcode	UDORTHENTS, LOAMY	8-15	WELL	261CH	B
500D/dcode	UDORTHENTS, LOAMY	15-25	WELL	261DH	B
500B/dcode	UDORTHENTS, LOAMY	0-8	MODERATELY WELL	361BH	B
500C/dcode	UDORTHENTS, LOAMY	8-15	MODERATELY WELL	361CH	B
500D/dcode	UDORTHENTS, LOAMY	15-25	MODERATELY WELL	361DH	B
500B/dcode	UDORTHENTS, LOAMY	0-8	MODERATELY WELL	367BH	B
500C/dcode	UDORTHENTS, LOAMY	8-15	MODERATELY WELL	367CH	B
500B/hcode	UDORTHENTS, LOAMY	0-8	UNDETERMINABLE	761BH	B**
500B/hcode	UDORTHENTS, LOAMY	0-8	UNDETERMINABLE	767BH	B**
514bB	LEICESTER FINE SANDY LOAM	0-8	POORLY	521BH	C

NOTES

1. SEE NOTES ON SHEET C-02 AND C-09.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

GRADING & DRAINAGE PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15899
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6/24/2021

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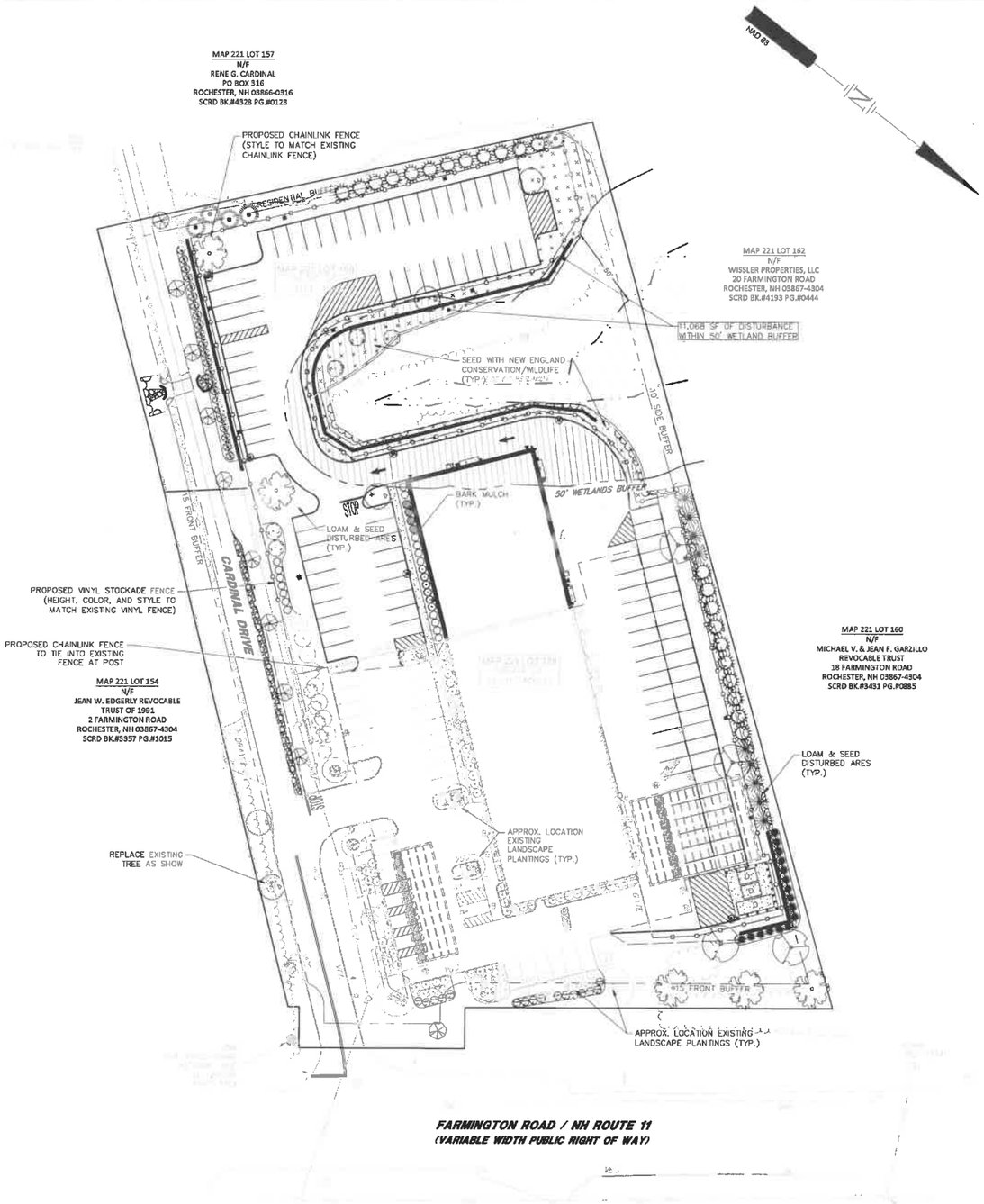

LANDSCAPE CALCULATIONS

GENERAL PROVISIONS: ARTICLE III SEC. 5(B)(12)

MINIMUM OF 25% OF THE TOTAL LAND AREA OF ANY DEVELOPMENT SITE SHALL BE DEVOTED TO LANDSCAPED AREAS OR LEFT IN AN UNALTERED NATURAL STATE.
REQUIRED: 41,523 SF
PROVIDED: 72,078± SF (43.34%)

FRONT & SIDE BUFFER PLANTING REQUIREMENTS: ARTICLE III SEC. 5(D)

1. ONE BROAD-LEAFED SHADE TREE PER 40 LINEAR FEET OF FRONT BUFFER, NOT INCLUDING DRIVEWAYS.
   REQUIRED:
   -CARDINAL DRIVE (PRIVATE WAY), 470'/40' = 12 TREES
   PROVIDED: 12 TREES, (1 EXISTING AND 11 PROPOSED) NOTE: ORNAMENTALS USED UNDER UTILITY LINE.

   REQUIRED:
   -ROUTE 11, 280'/40' = 7 TREES
   PROVIDED: 7 TREES (3 EXISTING AND 4 PROPOSED)
2. TWO SHADE TREES, SPACED AT LEAST 40' APART, SHALL BE LOCATED WITHIN THE FRONT 50' OF EACH SIDE BUFFER.
   REQUIRED: 2 TREES
   PROVIDED: 2 TREES
3. THE FRONT BUFFER AND FRONT 50 FEET OF BOTH SIDE BUFFERS SHALL BE PLANTED WITH SUFFICIENT TREES AND SHRUBS IN ORDER THAT, AT MATURITY (DEFINED HEREIN TO BE 5 YEARS FROM INSTALLATION), AT LEAST 33-1/3% OF THE AREA OF THE BUFFER, AS LOOKED DOWN UPON FROM ABOVE, WOULD BE COVERED BY THE CANOPIES/CROWNS OF THE TREES AND SHRUBS. ARTICLE III SEC. 5(D)(8F).

   PROPOSED: GREATER THAN 3%

PARKING LOT PLANTING REQUIREMENTS: ARTICLE III SEC. 5(E)

1. OFF-STREET PARKING AREAS SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY TO PROVIDE AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE, EXCLUDING SIGHT TRIANGLES AT VEHICULAR ENTRANCES AND EXITS. A MODERATELY DENSE HEDGE COMPOSED OF EVERGREEN SHRUBS SHALL BE PLANTED WHICH IS REASONABLY EXPECTED TO REACH THIS OPACITY AND HEIGHT WITHIN ONE YEAR. ARTICLE III SEC. 5(E)(2).
   PROPOSED: 16 ADDITIONAL 3' TALL MIN. PJM RHODODENDRONS IN ADDITION TO EXISTING SHRUBS TO MEET 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET.
2. SHADE AND/OR ORNAMENTAL TREES SHALL BE PLANTED IN AND AROUND THE PARKING LOT IN ORDER THAT NO SPOT ON THE PARKING LOT IS SITUATED FURTHER THAN 75 FEET FROM THE CENTER OF THE TRUNK OF A SHADE OR ORNAMENTAL TREE. ARTICLE III SEC. 5(E)(3).
   PROPOSED: SHADE AND/OR ORNAMENTAL TREES SHOW MEET ABOVE REQUIREMENT.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	5	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	5	AMELANCHEIR CANADENSIS SHADBLOW SERVICEBERRY	2" TO 2 1/2" CAL.	B&B
	4	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
	10	MALUS 'RED JEWEL' RED JEWEL CRABAPPLE	2" TO 2 1/2" CAL.	B&B
	5	TSUGA CANADENSIS CANADIAN HEMLOCK	6' MIN.	B&B
	9	PICEA GLAUCA WHITE SPRUCE	6' MIN	B&B
	22	PINUS STROBUS WHITE PINE	6' MIN.	B&B
	17	JUNIPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	5 GAL.	CONT.
	6	SPIRAEA J. 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	3 GAL.	CONT.
	4	SYRINGA 'TINKERBELLE' TINKERBELLE LILAC	2' TO 2 1/2'	B&B
	16	RHODODENDRON 'PJM' PJM RHODODENDRON	3' MIN.	B&B
	23	THUJA O. 'TECHNY' MISSION ARBORVITAE	5' TO 6'	B&B
	16	THUJA P. 'GREEN GIANT' GREEN GIANT WESTERN ARBORVITAE	6' MIN.	B&B
	5	VIBURNUM LENTAGO NANNYBERRY VIBURNUM	5' TO 6'	B&B

NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX, BY NEW ENGLAND WETLAND PLANTS INC.

SPECIES: VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), PARTRIDGE PEA (CHAMAECHISTA FASCICULATA), PANICLEDLEAF TICK TREFOIL (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), COMMON SNEEZEWEED (HELENIUM AUTUNALE), HEATH ASTER (ASTERPILOSUS/SYMPHYOTRICHUM PILOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), UPLAND BENTGRASS (AGROSTIS PERENNANS).

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

LANDSCAPE PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

APRIL 27, 2021

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
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Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 – LANDSCAPE	C-06

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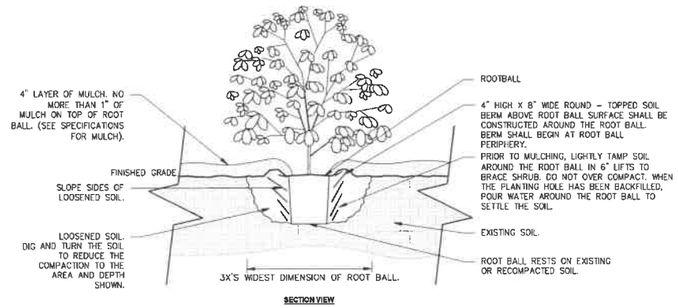
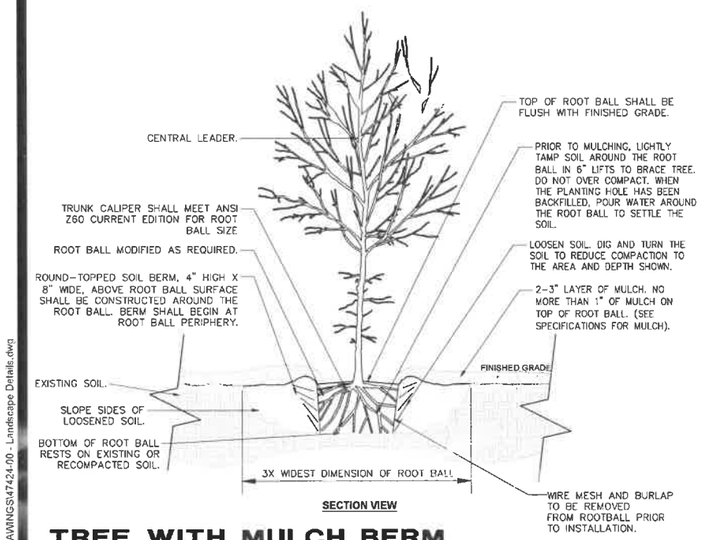
Oct 07, 2021 - 5:02pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Landscape.dwg



SECTION VIEW

SHRUB PLANTING

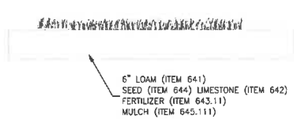
NOT TO SCALE



SECTION VIEW

TREE WITH MULCH BERM

NOT TO SCALE



LOAM & SEED

NOT TO SCALE

LANDSCAPE NOTES

1. CONTRACTOR WILL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWNWORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES WILL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE, SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
2. CONTRACTOR WILL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
3. SEE PLANTING DETAILS AND IF INCLUDED, SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE APPROPRIATE ARRANGEMENTS TO PROVIDE ALL PLANTS AND MATERIALS TO ACCOMMODATE PLANTING WITHIN THE TIME ALLOWED BY THE CONSTRUCTION SCHEDULE.
6. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 15TH UNLESS OTHERWISE NOTED IN SPECIFICATIONS. THERE WILL BE NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT BY PROVIDING ADDITIONAL WATERING.
7. ALL PLANTS WILL BE NURSERY GROWN.
8. PLANTS WILL BE IN ACCORDANCE, AT A MINIMUM, WITH CURRENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
9. TREES WILL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 PART 1, "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE STANDARD PRACTICES".
10. PLANTS MATERIAL IS SUBJECT TO APPROVAL / REJECTION BY THE LANDSCAPE ARCHITECT AT THE SITE AND AT THE NURSERY.
11. ALL PLANTS WILL BE MOVED WITH ROOT SYSTEMS AS SOLID UNITS AND WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. NO PLANT WILL BE ACCEPTED WHEN BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN BEFORE PLANTING. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE WILL BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL AND THEN WATERING. DURING TRANSPORT, ALL PLANT MATERIALS WILL BE WRAPPED WITH WIND PROOF COVERING.
12. NEWLY PLANTED MATERIAL WILL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL GRADE OF THE PLANT PRIOR TO DIGGING.
13. PROPOSED TREES OVERHANGING SIDEWALKS, ROADS OR PARKING WILL BEGIN BRANCHING NATURALLY (NOT PRUNED) AT 6' HEIGHT.
14. MULCH FOR PLANTED AREAS (NOT INCLUDING RAIN GARDENS) WILL BE AGED SHREDDED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS UNLESS OTHERWISE SHOWN.
15. PLANT MATERIAL WILL BE LOCATED OUTSIDE BUILDING DRIPLINES AND ROOF VALLEY POINTS OF CONCENTRATION TO PREVENT DAMAGE TO PLANTS. CLARIFY DISCREPANCIES WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, WILL RECEIVE SIX (6) INCH LOAM AND SEED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. ALL PLANT GROUPINGS WILL BE IN MULCH BEDS UNLESS OTHERWISE SPECIFIED OR NOTED ON PLANS. WHERE MULCHED PLANT BED ABUTS LAWN, PROVIDE TURF CUT EDGE.
18. ALL PLANT BEDS WILL INTERSECT WITH PAVEMENT AT 90 DEGREES UNLESS OTHERWISE NOTED ON PLANS
19. ALL PLANT BED EDGES WILL BE SMOOTH AND CONSISTENT IN LAYOUT OF RADII AND TANGENTS. IRREGULAR, WAVY EDGES WILL NOT BE ACCEPTED.

LANDSCAPE GUARANTEE AND MAINTENANCE NOTES

1. CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES OF WATERING.
2. CONTRACTOR WILL BEGIN WATERING IMMEDIATELY AFTER PLANTING. ALL PLANTS WILL BE THOROUGHLY WATERED TWICE DURING THE FIRST 48 HOUR PERIOD AFTER PLANTING. ALL PLANTS WILL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON BUT NOT LESS THAN ONE YEAR.
3. WATER ALL LAWNS AS REQUIRED. DO NOT LET NEWLY PLANTED LAWNS DRY OUT DURING THE FIRST FOUR WEEKS MINIMUM.
4. ALL NEW LAWNS WILL BE MAINTAINED AND MOWED A MINIMUM THREE (3) TIMES BEFORE REQUESTING REVIEW BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR ACCEPTANCE. MAINTENANCE AND MOWING WILL CONTINUE UNTIL ACCEPTED BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE IS ISSUED IN WRITING.
5. THE CONTRACTOR WILL MAINTAIN AND GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHOWING LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE (1) YEAR PERIOD WILL BE IMMEDIATELY REPLACED BY THE CONTRACTOR.
6. ALL ORNAMENTAL GRASSES WILL BE CUT BACK EVERY FALL OR EARLY SPRING.
7. DECIDUOUS PLANT MATERIAL INSTALLED AFTER SEPTEMBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO STAGE OF LEAF PHYSIOLOGY. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.
8. EVERGREEN PLANT MATERIAL INSTALLED AFTER OCTOBER 30 AND BEFORE APRIL 15 WILL NOT BE REVIEWED THAT SEASON FOR ACCEPTANCE DUE TO END OF GROWTH SEASON. THIS PLANT MATERIAL WILL NOT BE REVIEWED UNTIL FOLLOWING GROWING SEASON. GUARANTEE PERIOD WILL BEGIN ONLY AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE.

HYDROSEEDING NOTES

1. HYDROSEEDING MAY BE USED AS AN ALTERNATE METHOD OF SEEDING. THE APPLICATION OF LIMESTONE AS NECESSARY, FERTILIZER AND GRASS SEED MAY BE ACCOMPLISHED IN ONE OPERATION BY THE USE OF A SPRAYING MACHINE APPROVED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER. THE MATERIALS SHALL BE MIXED WITH WATER IN THE MACHINE AND SHALL CONFORM TO RELATIVE REQUIREMENTS OF SECTION 644 OF NH. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

INVASIVE PLANT NOTES

1. EXISTING NON-NATIVE, INVASIVE PLANT SPECIES WILL BE IDENTIFIED, REMOVED, DESTROYED AND LEGALLY DISPOSED OF IN ACCORDANCE WITH THE LATEST UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION METHODS OF DISPOSING NON-NATIVE INVASIVE PLANTS. SEE "MANAGE AND CONTROL INVASIVES" AND PROPERLY DISPOSE OF INVASIVE PLANTS".

PRICING & CONSTRUCTION DOCUMENT NOTES

1. CONTRACTOR WILL PRICE PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE PLANTINGS GRAPHICALLY SHOWN ON THESE DRAWINGS OR IN PLANT LIST, WHICHEVER IS GREATER. IN CASES OF DISCREPANCY BETWEEN PLAN AND LIST CLARIFY WITH LANDSCAPE ARCHITECT PRIOR TO PLACING PURCHASE ORDER AND AGAIN PRIOR TO PLANTING.
2. CONTRACTOR WILL VERIFY PRIOR TO PRICING IF SITE SOILS ARE VERY POORLY DRAINING OR IF LEDGE IS PRESENT. IF CONTRACTOR ENCOUNTERS VERY POORLY DRAINING SOILS (BATH TUB EFFECT) OR LEDGE THAT IMPACTS PROPOSED PLANTING PLAN, NOTIFY LANDSCAPE ARCHITECT OR OWNERS' REPRESENTATIVE FOR DIRECTION PRIOR TO PRICING AND AGAIN PRIOR TO PERFORMING ANY WORK.
3. PARKING AREA PLANTED ISLANDS WILL HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
4. EXISTING TREES SHOWN ON THE PLAN WILL REMAIN UNDISTURBED. ALL EXISTING TREES SHOWN TO REMAIN WILL BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK.
5. CONTRACTOR WILL STAKE OR PLACE ON GROUND ALL PROPOSED PLANT MATERIALS PER PLAN. CONTACT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. COORDINATE WITH LANDSCAPE ARCHITECT'S CONTRACTED NUMBER OF SITE VISITS WHEN PLANNING FOR INSPECTION. NOTIFY LANDSCAPE ARCHITECT 72 HOURS MINIMUM IN ADVANCE OF REQUESTED SITE VISIT.
7. CONTRACTOR WILL DEVELOP A WRITTEN WATERING SCHEDULE AND WILL SUBMIT WATERING SCHEDULE TO OWNERS' REPRESENTATIVE. CONTRACTOR WILL WATER ALL NEW PLANTS INCLUDING LAWNS THAT ARE NOT "IRRIGATED" VIA A PERMANENT IRRIGATION SYSTEM FOR THE FIRST 12 MONTHS.

SEEDING NOTES

1. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.
2. SLOPES UP TO AND INCLUDING 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA.
3. SLOPES STEEPER THAN 3:1 GRADE, SEED WILL BE NEW ENGLAND EROSION CONTROL & RESTORATION MIX PER NEW ENGLAND WETLANDS PLANTS INC., AMHERST, MA. SEE CIVIL FOR ADDITIONAL EROSION CONTROL MEASURES.
4. GENERAL SEED WILL BE NHDOT SPECIFICATION SECTION 644, TABLE 644-1-PARK SEED TYPE 15, INCLUDING NOTES TO TABLE 1, 2 & 3.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENATIVE/LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
4. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
5. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
6. REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

LANDSCAPE DETAILS

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

STATE OF NEW HAMPSHIRE HANNAH E. GIOVANNUCCI No. 15699 LICENSED PROFESSIONAL ENGINEER
6/24/2021

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
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Seacoast Division
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Scientists
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Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB	–	
47424.00	CK	CRR	CADFILE	47424-00 - LANDSCAPE DETAILS	C-07

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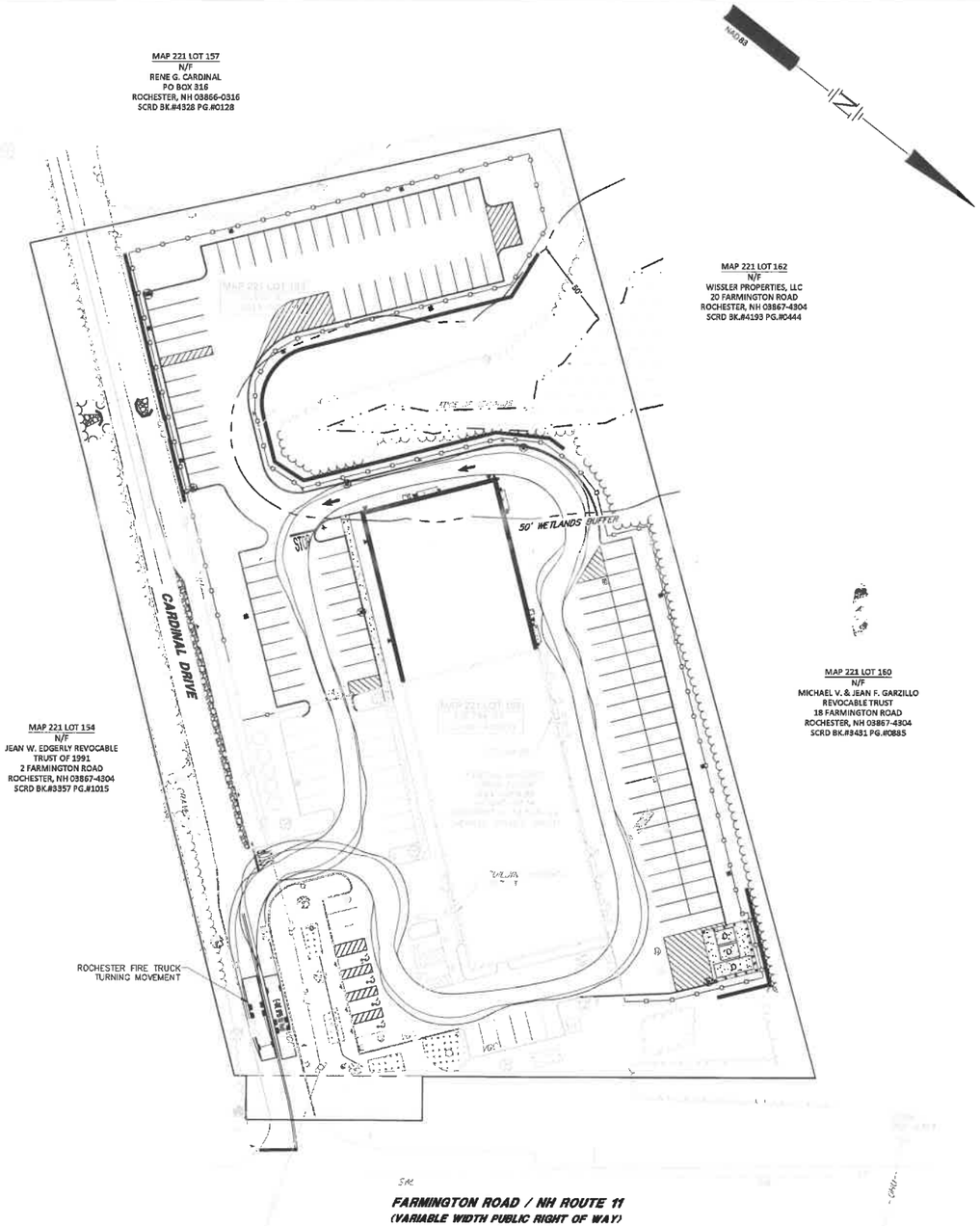
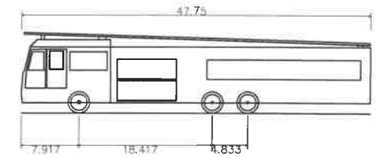
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Oct 07 2021 - 5:02pm Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Landscape Details.dwg





E-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

MAP 221 LOT 165
N/F
SECKENDORF REAL ESTATE HOLDINGS, LLC
11 FARMINGTON ROAD
ROCHESTER, NH 03867
SCRD BK.#3192 PG.#0036

MAP 221 LOT 164
N/F
NM COOK 17 FARMINGTON ROAD LLC
22 ISAAC LUCAS CIRCLE
DOVER, NH 03820-4910
SCRD BK.#4766 PG.#0234

HORIZONTAL SCALE 1"=40'
40 20 0 40

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STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15699
LICENSED
PROFESSIONAL ENGINEER
8/24/2021

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

TRUCK MOVEMENT PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

1"=80' (11"X17")
SCALE: 1"=40' (22"X34")

APRIL 27, 2021

Seacoast Division
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FILE	DR	DKE	FB	–	
47424.00	CK	CRR	CADFILE	47424-00 – TRUCK MOVEMENT	C-08

Oct 07, 2021 - 5:02pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 Truck Movement.dwg

SOIL CHARACTERISTICS

THE SOIL IN THE VICINITY OF THE SITE CONSISTS OF HOLLIS, UDORTHENTS, LEICESTER, AND SUTTON. THE MAJORITY OF THE SOIL IS HSG TYPE B.

DISTURBED AREA

THE TOTAL PROPOSED AREA TO BE DISTURBED IS APPROXIMATELY 72,375 SQUARE FEET (1.66 ACRES).

CRITICAL NOTE: THIS DRAWING IS PROVIDED FOR GENERAL GUIDANCE. ALL SPECIAL EROSION CONTROL MEASURES MUST BE EXECUTED IN ACCORDANCE WITH APPLICABLE CURRENT STATE AND LOCAL REGULATIONS, APPROVED SWPPP, AND PERMIT REQUIREMENTS.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY EROSION CONTROL MEASURES PER APPROVED SWPPP IF REQUIRED.
2. DEMOLISH EXISTING SITE WORK DESIGNATED FOR REMOVAL.
3. COMPLETE MAJOR GRADING OF SITE.
4. CONSTRUCT BUILDING PAD, STORMWATER SYSTEM, AND SITE UTILITIES.
5. CONSTRUCT PARKING LOT.
6. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND SITE IS STABILIZED, REMOVE ALL INLET PROTECTION, SILT BARRIERS, AND SEDIMENT THAT HAS BEEN TRAPPED BY THESE DEVICES.
7. CONSULT APPROVED SWPPP FOR CONDITIONS RELATED TO NOTICE OF TERMINATION, IF REQUIRED.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN TWENTY ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

1. BASE COURSE GRAVELS, WHICH MEET THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2, HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
2. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
3. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
4. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT BARRIERS. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS. STONE RIPRAP SHALL BE PROVIDED AT THE OUTLETS OF DRAINAGE PIPES WHERE EROSIVE VELOCITIES ARE ENCOUNTERED.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.

INSTALLATION, MAINTENANCE AND INSPECTION OF EROSION AND SEDIMENT CONTROLS

A. GENERAL

THESE ARE THE GENERAL INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO IMPLEMENT THE PLAN.

1. STABILIZATION OF ALL SWALES, DITCHES, AND PONDS IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. THE SMALLEST PRACTICAL PORTION OF THE SITE WILL BE DENUDED AT ONE TIME. (5 AC MAX)
3. ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.10" OR GREATER.
4. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
5. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT BARRIER WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE BARRIER.
6. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
7. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
9. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

B. FILTER[illegible] / BARRIERS

1. SI[illegible]T SOCKS

   A. KNOTTED MESH NETTING MATERIAL SHALL BE DELIVERED TO SITE IN A 5 MIL CONTINUOUS, TUBULAR, HDPE 3/8" MATERIAL, FILLED WITH COMPOST CONFORMING TO THE [illegible]OLLOWING REQUIREMENTS:

PHYSICAL PROPERTY	TEST	REQUIREMENTS
PH	TMECC 04.11-A	5.0 TO 8.0
PARTICLE SIZE	TMECC 02.02-B	2" SIEVE AND MIN. 60% GREATER THAN THE 3/8" SIEVE
MOISTURE CONTENT		STND TESTING < 60%

   MATERIAL SHALL BE RELATIVELY FREE OF INERT OR FOREIGN MAN-MADE MATERIALS

   MATERIAL SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, FREE FROM ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH.

   B. SEDIMENT COLLECTED AT THE BASE OF THE SILT SOCK SHALL BE REMOVED ONCE IT HAS REACHED 1/3 OF THE EXPOSED HEIGHT OF THE SILT SOCK.

   C. SILT BARRIER SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREAS HAS BEEN PERMANENTLY STABILIZED.

2. SEQUENCE OF INSTALLATION

   SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

3. MAINTENANCE

   A. SILT BARRIERS SHALL BE INSPECTED WEEKLY AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

   B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

   C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD (1/3) THE HEIGHT OF THE BARRIER.

   D. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFIRM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

   IN ORDER FOR MULCH TO BE EFFECTIVE, IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO (2) TYPES OF STANDARDS WHICH SHALL BE USED TO ASSURE THIS:

   A. APPLY MULCH PRIOR TO ANY STORM EVENT.

   THIS IS APPLICABLE WHEN WORKING WITHIN 100' OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE, TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

   B. REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD.

   THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, WHERE THE LENGTH OF TIME VARIES WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION.

   WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

   ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED.

D. VEGETATIVE PRACTICE

1. AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUB GRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF 4". THEN, FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED THICKNESS AS SPECIFIED IN THESE PLANS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.
2. ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER, AND OTHER FOREIGN MATERIAL, AS WELL AS STONES OVER 1" IN DIAMETER, SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE. THE LOAM SHALL BE RAKED SMOOTH AND EVEN.
3. THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.
4. SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.
5. ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.
6. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.
7. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER.
8. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.
9. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4" AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.
10. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.
12. THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.
13. UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH WORK. IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. FOR TEMPORARY PLANTINGS AFTER SEPTEMBER 30, TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

    A. FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
    B. FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 500 POUNDS PER ACRE.

    MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2.0 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

E. CATCH BASIN INLET PROTECTION

1. INLET BASKET STRUCTURE

   A. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY PRIOR TO DISTURBING PAVEMENT AND SHALL REMAIN IN PLACE AND MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

   B. MOLD 6X6, 42 LB. WIRE SUPPORT AROUND INLET FRAME AND GRATE AND EXTEND 6" BEYOND SIDES. SECURE FILTER FABRIC TO WIRE SUPPORT.

   C. THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:

      GRAB STRENGTH: 45 LB. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D1682)
      MULLEN BURST STRENGTH: MIN. 60PSI (ASTM D774)

   D. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 GPM.

   E. THE INLET PROTECTION SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

   F. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

F. WINTER CONSTRUCTION SEQUENCE

1. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 15TH, INCOMPLETE PARKING AREAS WHERE ACTIVE CONSTRUCTION HAS STOPPED FOR THE WINTER ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, SILT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN TWENTY ONE (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

WASTE DISPOSAL

1. WASTE MATERIALS
   ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION

1. MATERIAL MANAGEMENT PRACTICES
   THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:

   GOOD HOUSEKEEPING:
   THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

   A. AN EFFORT WILL BE MADE TO STORE ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB.

   B. ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.

   C. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

   D. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.

   E. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.

   F. WHENEVER POSSIBLE ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.

   HAZARDOUS PRODUCTS:
   THE FOLLOWING PRACTICES WILL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

   A. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.

   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION.

   C. SURPLUS PRODUCT THAT MUST BE DISPOSED OF WILL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.

2. PRODUCT SPECIFICATION PRACTICES
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS. ONCE APPLIED FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. STORAGE WILL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

   PAINTS:
   ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

   CONCRETE TRUCKS:
   CONCRETE TRUCKS WILL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA DESIGNATED ON SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

C. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

D. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

E. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

F. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM RECURRING AND HOW TO CLEANUP THE SPILL IF IT RECURS. A DESCRIPTION OF THE SPILL, ITS CAUSE, AND THE CLEANUP MEASURES WILL BE INCLUDED.

G. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

EROSION CONTROL NOTES

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15699
LICENSED
PROFESSIONAL ENGINEER
8/24/2021

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRG COMMENTS	DKE	CRR

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Oct 07, 2021 - 5:02pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road Design\PRODUCTION DRAWINGS\47424-00 - Erosion Control Notes.dwg

CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
3. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE
4. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
5. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
6. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
7. AN AREA SHALL BE CONSIDERED STABILIZED IF:
   A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
   D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
8. CONSTRUCT CULVERTS, DETENTION BASINS AND TREATMENT SWALES. PLACE HEADWALLS, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS/BASINS PRIOR TO DIRECTING FLOW TO THEM.
9. INSTALL ALL UNDERGROUND UTILITIES.
10. CONSTRUCT BUILDINGS.
11. CONSTRUCT PARKING AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
12. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
13. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
14. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.
15. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

*REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

GENERAL NOTES

1. PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES
2. ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
3. WHERE DEPTH OF COVER IS LESS THAN 3 FEET CLASS V REINFORCED CONCRETE PIPE SHALL BE USED.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
6. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
8. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
9. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING FLOW TO THEM.
10. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
11. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NESESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
14. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
15. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
   a. INACTIVE SOIL STOCKPILES sHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
   b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
7. ACTIVE STOCKPILES
   a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
   b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.

WINTER CONSTRUCTION

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. TEMPORARY WATER DIVERSIONS MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
5. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
6. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 44) MIN. 135 LBS/ACRE:
33% CREEPING RED FESCUE (MIN. 45 LBS/ACRE)
42% PERENNIAL RYEGRASS (MIN. 55 LBS/ACRE)
21% KENTUCKY BLUEGRASS (MIN. 30 LBS/ACRE)
4% REDTOP (MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

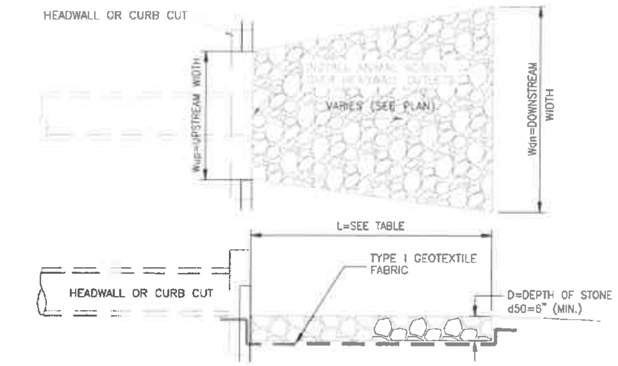
SLOPE SEED (WF) (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 105 LBS/ACRE):
38% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
32% PERENNIAL RYEGRASS (MIN. 35 LBS/ACRE)
5% REDTOP (MIN. 5 LBS/ACRE)
5% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
5% BIRDSFOOT TREFOIL (MIN. 5 LBS/ACRE)
3% LANCE-LEAF COREOPSIS (MIN. 3 LBS/ACRE)
3% OXEYE DAISY (MIN. 3 LBS/ACRE)
3% BUTTERFLY WEED (MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN (MIN. 3 LBS/ACRE)
3% WILD LUPINE (MIN. 3 LBS/ACRE)

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 90 LBS/ACRE):
44% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
38% PERENNIAL RYEGRASS (MIN. 35 LBS/ACRE)
6% REDTOP (MIN. 5 LBS/ACRE)
6% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
6% BIRDSFOOT TREFOIL (MIN. 5 LBS/ACRE)

A. PLACING LOAM ON SITE
   a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
   b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
   c. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

B. SEED BED PREPARATION
   AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.

7. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
8. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
9. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
10. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.
11. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.

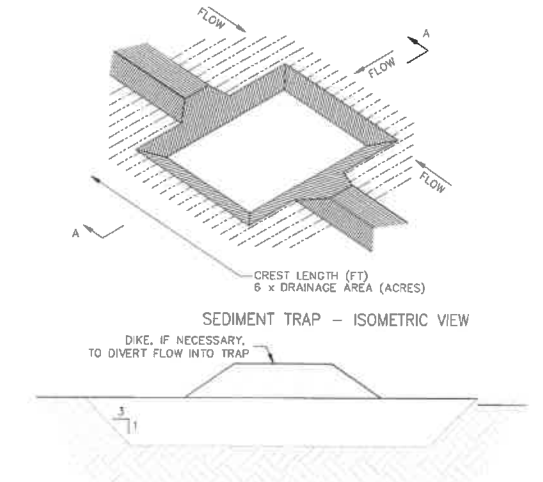


MINIMUM OUTLET APRON DIMENSIONS (SEE NOTE #1)					
OUTLET	L	Wup	Wdn	D	d50
HW#1	9'	3'	7	0.5'	0.25'

% OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE (INCHES)
100	4.50 TO 6.00
85	3.90 TO 5.40
50	3.00 TO 4.50
15	0.90 TO 1.50

OUTLET PROTECTION APRON

NOT TO SCALE

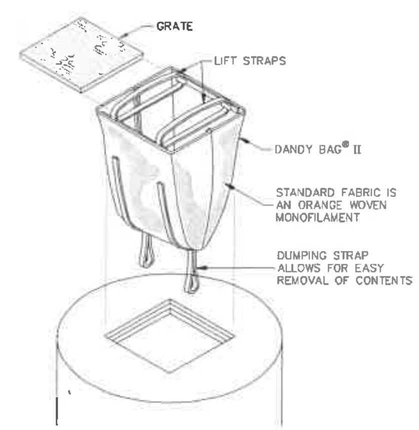


NOTES

1. SEDIMENT TRAP TO BE USED AS NECESSARY. IF IT IS DETERMINED THAT CONSTRUCTION OF A SEDIMENT TRAP IS WARRANTED, CONSULT WITH ENGINEER TO DETERMINE APPROPRIATE NUMBER AND DIMENSIONS.
2. 3,600 CF OF BASIN STORAGE IS REQUIRED FOR EVERY ACRE OF CONTRIBUTING DRAINAGE AREA.

SEDIMENT TRAP

NOT TO SCALE



INSTALLATION

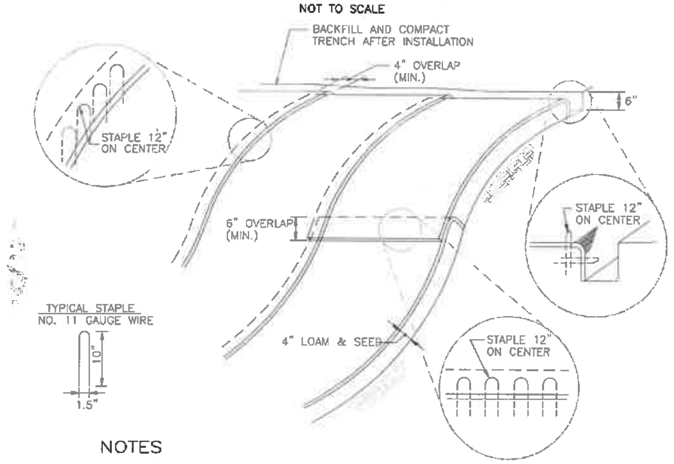
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG II SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY BAG® II

NOT TO SCALE



NOTES

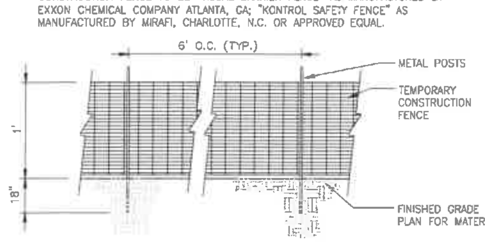
1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.
5. BLANKET SHALL BE NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL.

BLANKET SLOPE PROTECTION

NOT TO SCALE

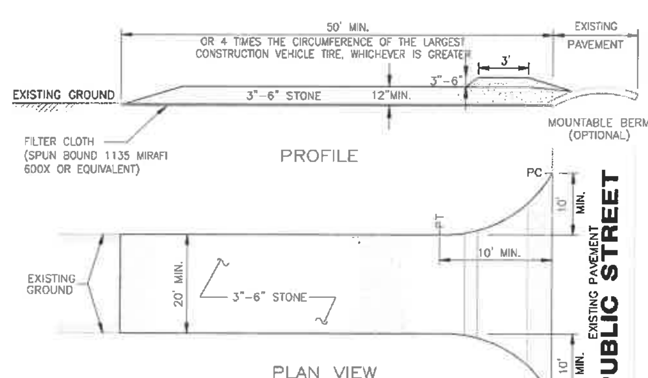
NOTE

1. CONSTRUCTION FENCE TO BE "VISUAL BARRIER FENCE" AS MANUFACTURED BY EXXON CHEMICAL COMPANY ATLANTA, GA; "KONTROL SAFETY FENCE" AS MANUFACTURED BY MIRAFI, CHARLOTTE, N.C. OR APPROVED EQUAL.



TEMPORARY CONSTRUCTION FENCE

NOT TO SCALE

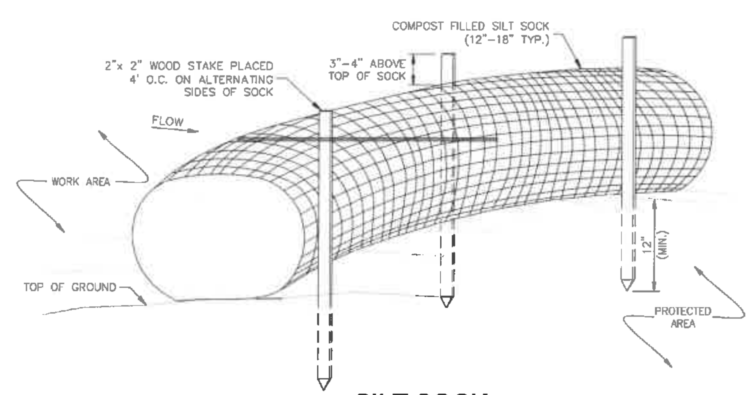


NOTES

1. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION

STONE CHECK DAM

NOT TO SCALE

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON ____________________

BOARD MEMBER ____________________ AND

BOARD MEMBER ____________________

STATE OF NEW HAMPSHIRE HANNAH E. GIOVANNUCCI No.15699 LICENSED PROFESSIONAL ENGINEER 6/21/2021

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRG COMMENTS	DKE	CRR

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

DETAILS

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
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www.tfmoran.com

FILE	DR	DKE	FB	-	
47424.00	CK	CRR	CADFILE	47424-00 - DETAILS	C-10

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170 Commerce Way, Suite 102, Portsmouth, N.H. 03801

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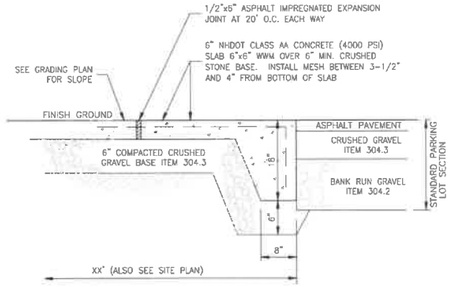
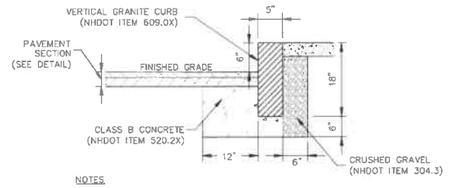
DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Oct 07, 2021 - 5:02pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Details.dwg



CONCRETE LOADING APRON

NOT TO SCALE

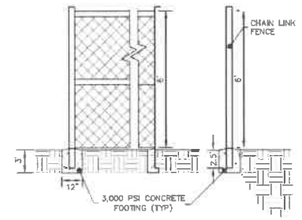


NOTES

1. MORTAR JOINTS AND OTHER INSTALLATION TO BE AS SPECIFIED IN NHDOT SECTION 609.
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.

VERTICAL GRANITE CURB

NOT TO SCALE

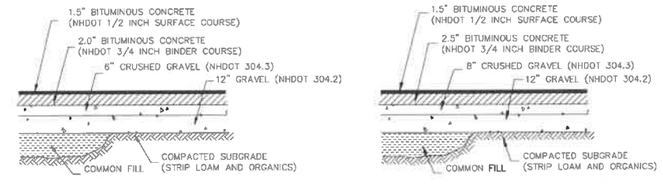


NOTES:

1. 2" MESH FABRIC, 9 GAUGE WIRE FOR FENCE. LINE POSTS ARE TO BE A 2 1/2" DIAMETER 14 GAUGE. TOP RAIL SHOULD BE 1 1/2" DIAMETER 16 GAUGE. ALL PER ASTM SPECIFICATIONS.
2. INSTALL VINYL PRIVACY SLATS IN FENCE & GATES (MATCH EXISTING COLOR).

CHAIN LINK FENCE

NOT TO SCALE

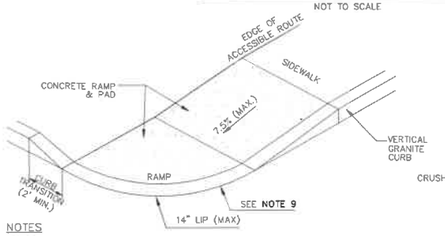


NOTES

1. SEE GRADING & EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT– USE TACK COAT. A TACK COAT SHALL ALSO BE PLACED BETWEEN GRAVEL COURSE AND SUCCESSIVE LAYERS OF BITUMINOUS CONCRETE. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. BITUMINOUS MATERIALS SHALL CONFORM TO NHDOT SPECIFICATION SECTION 401.
5. BITUMINOUS CONCRETE SHALL BE COMPACTED TO AT LEAST 92.5% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D2041 OR AASHTO T209. PLACEMENT TEMPERATURES OF BITUMINOUS CONCRETE MIXES, IN GENERAL, RANGE BETWEEN 270 AND 310 DEGREES FAHRENHEIT.
6. PAVEMENT BASE COURSE AGGREGATE SHALL CONFORM TO NHDOT SPECIFICATION SECTION 304, ITEM 304.3 AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY.
7. PAVEMENT SUBBASE COURSE AGGREGATE AND AGGREGATE FOR SUBGRADE REPAIR AREAS SHALL BE SUITABLE FOR USE AS STRUCTURAL FILL AND BE PROOF ROLLED AND COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
8. THE EXPOSED SOIL SUBGRADE SHOULD BE PROOF ROLLED PRIOR TO THE PLACEMENT OF SUBBASE GRAVEL, AND SOFT AREAS SHOULD BE REPAIRED AND REPLACED.
9. ALL PARKING SPACES SHALL BE STANDARD DUTY. ALL OTHER LOCATIONS SHALL BE HEAVY DUTY.

PAVEMENT SECTIONS

NOT TO SCALE

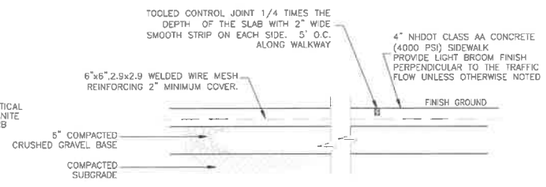


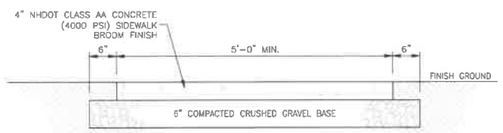
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE. (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

ACCESSIBLE CURB RAMP (TYPE B)

NOT TO SCALE

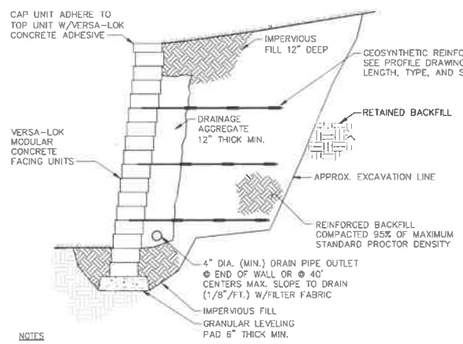




SECTION

CONCRETE SIDEWALK

NOT TO SCALE

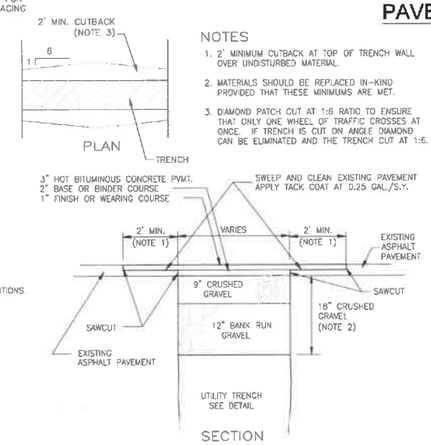


NOTES

1. WALL MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TO ACCOMMODATE SITE SPECIFIC CONDITIONS.
2. FINAL WALL DESIGN SHALL BE SUBJECT TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

MODULAR CONCRETE UNIT REINFORCED RETAINING WALL

NOT TO SCALE



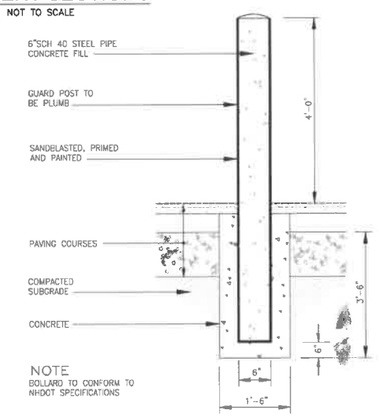
SECTION

PAVEMENT TRENCH PATCH

NOT TO SCALE

NOTES

1. 2' MINIMUM CUTBACK AT TOP OF TRENCH WALL OVER UNDISTURBED MATERIAL.
2. MATERIALS SHOULD BE REPLACED IN-KIND PROVIDED THAT THESE MINIMUMS ARE MET.
3. DIAMOND PATCH CUT AT 1:6 RATIO TO ENSURE THAT ONLY ONE WHEEL OF TRAFFIC CROSSES AT ONCE. IF TRENCH IS CUT ON ANGLE DIAMOND CAN BE ELIMINATED AND THE TRENCH CUT AT 1:6.

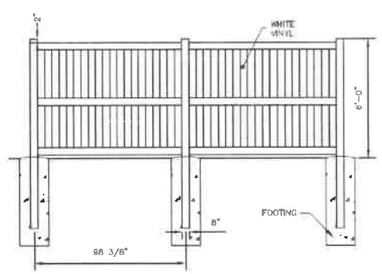


NOTE

BOLLARD TO CONFORM TO NHDOT SPECIFICATIONS

BOLLARD

NOT TO SCALE

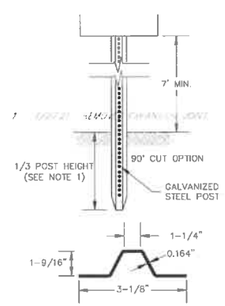


NOTES:

1. ALL FOOTINGS SHALL INSTALLED PER MANUFACTURER'S RECOMMENDATION.
2. VINYL FENCE SHOWN IS PROTOTYPICAL.

VINYL FENCE

NOT TO SCALE



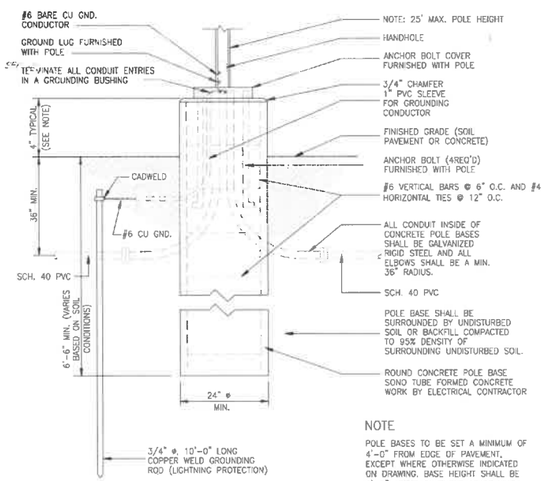
LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-575 (GRADE 1070 – 1080)
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN BAKED-ON OR AIR-DRIED PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTE:

1. WHERE LEDGE APPLICATION EXISTS, DRILL & GROUT TO A MINIMUM OF 2'.
2. ALL SIGNAGE SHALL FOLLOW THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND NHDOT STANDARDS.
3. SIGN, HARDWARE, AND INSTALLATION SHALL CONFORM TO THE LATEST NHDOT STANDARD SPECIFICATIONS.

SIGN POST

NOT TO SCALE

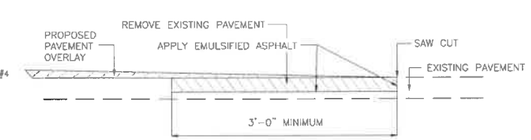


NOTE

POLE BASES TO BE SET A MINIMUM OF 4'-0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING. BASE HEIGHT SHALL BE 2'-0" ABOVE PAVEMENT GRADE WHEN BASE IS WITHIN 2' OF PAVEMENT EDGE.

LIGHT POLE BASE

NOT TO SCALE



PAVEMENT SAWCUT

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REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRG COMMENTS	DKE	CRR

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

STATE OF NEW HAMPSHIRE HANNAH E. GIOVANNUCCI No. 15699 LICENSED PROFESSIONAL ENGINEER

6/24/2021

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

DETAILS

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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		CK	CRR	CADFILE	47424-00 – DETAILS	

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DIG SAFE

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Oct 07, 2021 - 5:02pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-03 - Details.dwg

CONSTRUCTION SPECIFICATIONS

PREPARE BEDDING:

BACKFILL MATERIAL AROUND THE END SECTION MAY BE THE SAME AS THE MATERIAL AROUND THE PIPE. PLACE A FEW INCHES OF BACKFILL MATERIAL IN THE TRENCH OR DITCH WHERE THE END SECTION WILL BE PLACED. COMPACT AND CONTOUR THIS BEDDING MATERIAL TO GENERALLY MATCH THE END SECTION. EXCAVATE AN AREA IN THE BEDDING WHERE TOE TROUGH WILL SEAT SO THAT THE END SECTION WILL BE LEVEL WITH THE BOTTOM OF THE TRENCH OR DITCH IN THE FINISHED INSTALLATION.

PLACE END SECTION OF PIPE:

OPEN THE END SECTION COLLAR AND SEAT IT OVER THE TWO PIPE CONNECTIONS. ONCE THE END SECTION IS POSITIONED, CHECK TO MAKE SURE THAT THE INVERT OF THE END SECTION MATCHES THE INVERT OF THE PIPE AND THAT THE END SECTION IS LEVEL WITH THE TRENCH OR DITCH BOTTOM.

SECURE THE END SECTION:

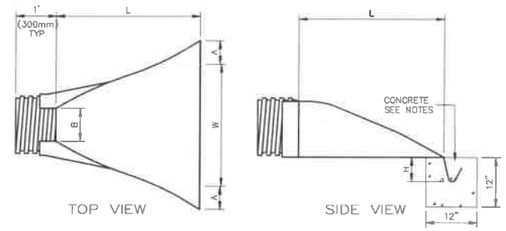
SLIP THE STAINLESS STEEL ROD THROUGH THE PRE-DRILLED HOLES AT THE TOP OF THE COLLAR. THE ROD SHOULD BE BETWEEN THE CROWNS OF THE TWO PIPE CONNECTIONS. PLACE A WASHER ON EITHER END OF THE ROD. PLACE A NUT ON EITHER END OF THE ROD AND TIGHTEN WITH A WRENCH.

SECURE THE TOE TROUGH:

TO PREVENT WASHOUTS FROM HIGH VELOCITY FLOW, IT IS RECOMMENDED THAT THE TROUGH BE SECURED WITH CONCRETE. POUR CONCRETE IN THE TROUGH UP TO THE LEVEL OF THE TRENCH OR DITCH BOTTOM AND ALONG THE ENTIRE LENGTH OF THE TROUGH.

FINISH BACKFILL:

SHOVEL BACKFILL AROUND THE END SECTION IN 6 TO 9 INCH LAYERS EQUALLY ON BOTH SIDES, KNIFING IT TO ELIMINATE VOIDS. TAMP WITH A SMALL-FACED COMPACTOR OR OTHER EQUIPMENT SUITABLE FOR SMALL AREAS. CONTINUE PLACING, KNIFING, AND COMPACTING BACKFILL LAYERS TO THE TOP OF THE END SECTION TO SEAT IT WELL INTO THE BACKFILL.

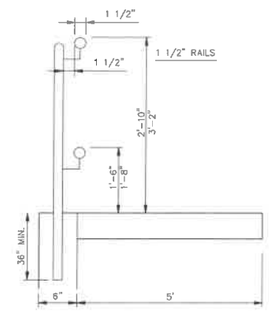


PIPE DIAMETER	PART NO.	A, ±1 (25)	B MAX	H, ±1 (25)	L, ±1/2 (13)	W, ±2 (50)
		DIMENSIONS, INCHES (mm)				
12", 15" (300,375)	1210 NP	6.5 (165)	10 (254)	6.5 (165)	25 (635)	29 (736)
18" (450)	1810 NP	7.5 (190)	15 (380)	6.5 (168)	32 (812)	35 (890)
24" (600)	2410 NP	7.5 (190)	18 (450)	6.5 (165)	36 (900)	45 (1140)
30" (750)	3010 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)
36" (900)	3610 NP	10.5 (266)	NA	7.0 (178)	53 (1346)	68 (1725)

FLARED END SECTION

HIGH DENSITY POLYETHYLENE (HDPE)

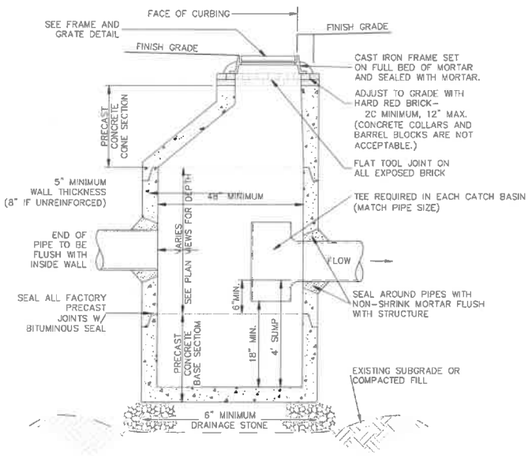
NOT TO SCALE



RAILING

IN GROUND

NOT TO SCALE

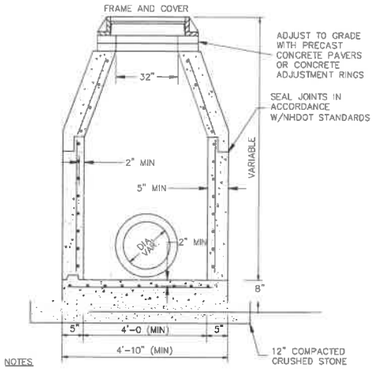


NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

CATCH BASIN

ECCENTRIC CONE (FOR USE IN CURBED AREAS)

NOT TO SCALE

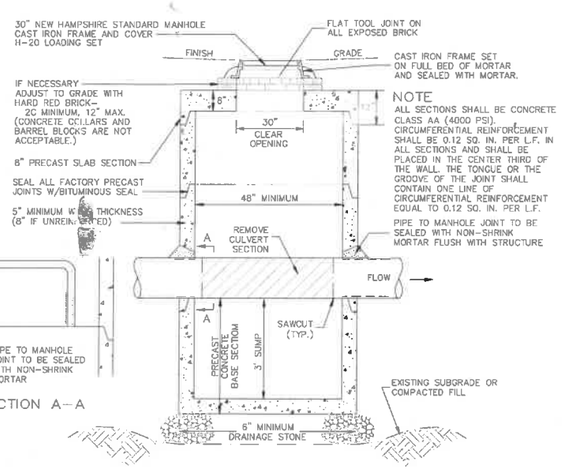


NOTES

1. MANHOLE FRAME & COVER: SHALL BE PAMREX CLASS D400, HINGED, OR APPROVED EQUAL BY THE CITY ENGINEER.
2. MANHOLE TO BE STAMPED TO SAY "STORM".
3. COVERS AND FRAMES TO BE COATED BLACK.
4. MANHOLES SHALL MEET NHDOT SPECIFICATIONS.
5. ALL COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING
6. REINFORCING SHALL CONFORM TO ASTM 185 OR ASTM 1497 & ASTM A615, GRADE 60.
7. ALL CONCRETE SHALL BE NHDOT CLASS A.
8. LARGER DIAMETER STRUCTURES SHALL BE USED AS REQUIRED DUE TO NUMBER, ANGLE OR SIZE OF PIPES AT THE STRUCTURE.

DRAIN MANHOLE

NOT TO SCALE



NOTE

ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.

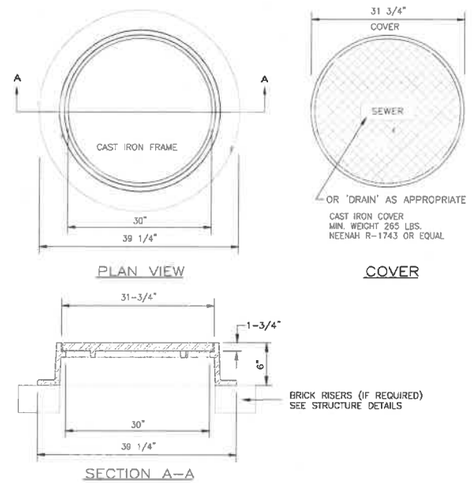
PIPE TO MANHOLE JOINT TO BE SEALED WITH NON-SHRINK MORTAR FLUSH WITH STRUCTURE

NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C-478

DROP OVER DRAIN MANHOLE

SLAB TOP

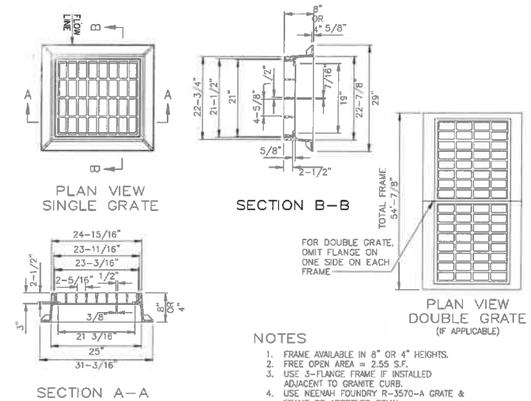
NOT TO SCALE



MANHOLE FRAME & COVER

HEAVY DUTY

NOT TO SCALE

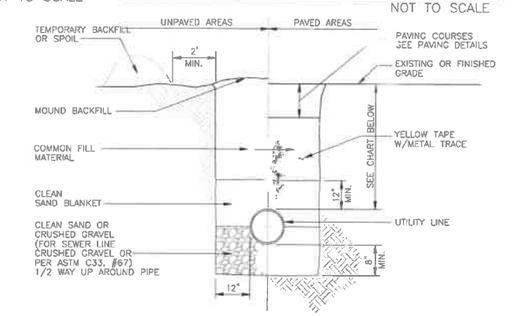


NOTES

1. FRAME AVAILABLE IN 8" OR 4" HEIGHTS.
2. FREE OPEN AREA = 2.55 S.F.
3. USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.
4. USE NEENAH FOUNDRY R-3570-A GRATE & FRAME OR APPROVED EQUAL.

FRAME & GRATE

NOT TO SCALE



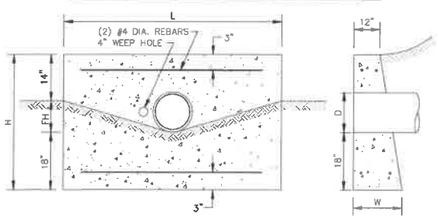
UTILITY	MINIMUM PIPE COVER	
	PAVED AREAS	UNPAVED AREAS
SANITARY SEWER MAIN	6'	4'
STORM DRAIN	3'	3'
WATER MAIN	5'	5'

TRENCH

FOR SEWER, WATER AND DRAIN LINES

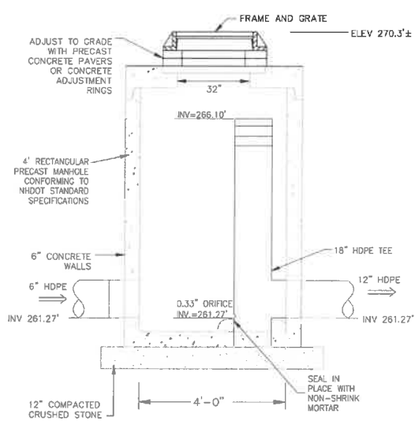
NOT TO SCALE

NOMINAL PIPE SIZE D	LENGTH OF BARS	L	H	FH	W
12	3'-2"	3'-6"	3'-6"	0'-10"	1'-10.5"



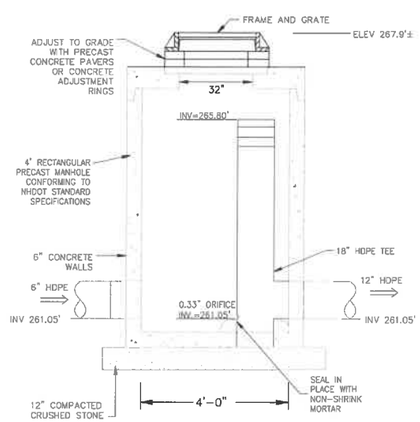
CONCRETE HEADWALL

NOT TO SCALE



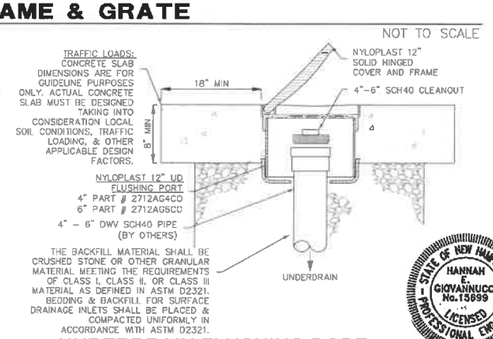
OUTLET CONTROL STRUCTURE #13

NOT TO SCALE



OUTLET CONTROL STRUCTURE #18

NOT TO SCALE



UNDERDRAIN FLUSHING PORT

NOT TO SCALE

STATE OF NEW HAMPSHIRE HANNAH E. GIOVANNUCCI No. 15999 LICENSED PROFESSIONAL ENGINEER

6/24/2021

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

DETAILS

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

SCALE: NTS **APRIL 27, 2021**

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
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Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
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		CK	CRR	CADFILE	47424-00 - DETAILS	

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DIG SAFE

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Oct 07, 2021 - 5:03pm
F:\MSC Projects\47424 - Farmington Road - Rochester\47424-00 10 Farmington Road\Design\PRODUCTION DRAWINGS\47424-00 - Details.dwg

STORMTECH PRODUCT SPECIFICATIONS

1.0 GENERAL
STORMTECH CHAMBERS ARE DESIGNED TO CONTROL STORMWATER RUNOFF, AS A SUBSURFACE RETENTION SYSTEM, STORMTECH CHAMBERS RETAIN AND ALLOW EFFECTIVE INFILTRATION OF WATER INTO THE SOIL. AS A SUBSURFACE DETENTION SYSTEM, STORMTECH CHAMBERS DETAIN AND ALLOW FOR THE METERED FLOW OF WATER TO AN OUTFALL.

2.0 CHAMBER PARAMETERS
2.1 THE CHAMBER SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING (ESCR), AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.

2.2 THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-310 SHALL BE 15.0 INCHES TALL, 34.0 INCHES WIDE AND 90.7 INCHES LONG.

2.3 THE CHAMBER SHALL HAVE A CONTINUOUSLY CURVED SECTION PROFILE.

2.4 THE CHAMBER SHALL BE OPEN-BOTTOMED.

2.5 THE CHAMBER SHALL INCORPORATE AN OVERLAPPING CORRUGATION JOINT SYSTEM TO ALLOW CHAMBER ROWS OF ALMOST ANY LENGTH TO BE CREATED. THE OVERLAPPING CORRUGATION JOINT SYSTEM SHALL BE EFFECTIVE WHILE ALLOWING A CHAMBER TO BE TRIMMED TO SHORTEN ITS OVERALL LENGTH.

2.6 THE NOMINAL STORAGE VOLUME OF A JOINED STORMTECH SC-310 CHAMBER SHALL BE 31.0 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES A STORAGE VOLUME PER UNIT AREA OF BED OF 1.3 FT^3/FT^2

2.7 THE CHAMBER SHALL HAVE FORTY-EIGHT ORIFICES PENETRATING THE SIDEWALLS TO ALLOW FOR LATERAL CONVEYANCE OF WATER.

2.8 THE CHAMBER SHALL HAVE TWO ORIFICES NEAR ITS TOP TO ALLOW FOR EQUALIZATION OF AIR PRESSURE BETWEEN ITS INTERIOR AND EXTERIOR.

2.9 THE CHAMBER SHALL HAVE BOTH OF ITS ENDS OPEN TO ALLOW FOR UNIMPEDED HYDRAULIC FLOWS AND VISUAL INSPECTIONS DOWN A ROW'S ENTIRE LENGTH.

2.10 THE CHAMBER SHALL HAVE 14 CORRUGATIONS.

2.11 THE CHAMBER SHALL HAVE A CIRCULAR, INDENTED, FLAT SURFACE ON THE TOP OF THE CHAMBER FOR AN OPTIONAL 4-INCH INSPECTION PORT OR CLEAN-OUT.

2.12 THE CHAMBER SHALL BE ANALYZED AND DESIGNED USING AASHTO METHODS FOR THERMOPLASTIC CULVERTS CONTAINED IN THE LRFD BRIDGE DESIGN SPECIFICATIONS, 2ND EDITION, INCLUDING INTERIM SPECIFICATIONS THROUGH 2001. DESIGN LIVE LOAD SHALL BE THE AASHTO HS20 TRUCK. DESIGN SHALL CONSIDER EARTH AND LIVE LOADS AS APPROPRIATE FOR THE MINIMUM TO MAXIMUM SPECIFIED DEPTH OF FILL.

2.13 THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

3.0 END CAP PARAMETERS
3.1 THE END CAP SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING, AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.

3.2 THE END CAP SHALL BE DESIGNED TO FIT INTO ANY CORRUGATION OF A CHAMBER, WHICH ALLOWS CAPPING A CHAMBER THAT HAS ITS LENGTH TRIMMED; SEGMENTING ROWS INTO STORAGE BASINS OF VARIOUS LENGTHS.

3.3 THE END CAP SHALL HAVE SAW GUIDES TO ALLOW EASY CUTTING FOR VARIOUS DIAMETERS OF PIPE THAT MAY BE USED TO INLET THE SYSTEM.

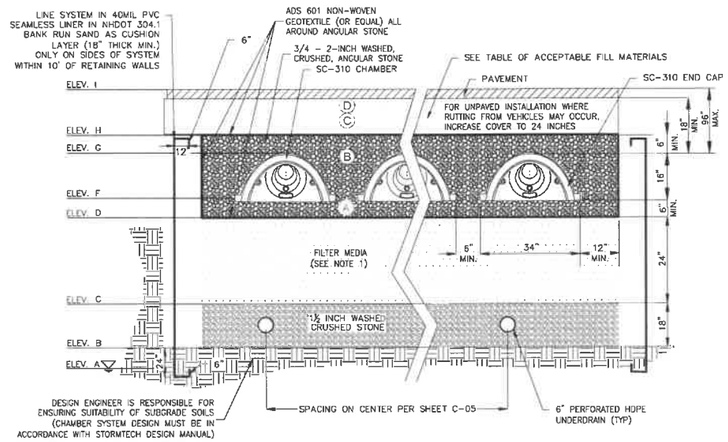
3.4 THE END CAP SHALL HAVE EXCESS STRUCTURAL ADEQUACIES TO ALLOW CUTTING AN ORIFICE OF ANY SIZE AT ANY INVERT ELEVATION.

3.5 THE PRIMARY FACE OF AN END CAP SHALL BE CURVED OUTWARD TO RESIST HORIZONTAL LOADS GENERATED NEAR THE EDGES OF BEDS.

3.6 THE END CAP SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

STORMTECH GENERAL NOTES

1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1.888.892.2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1.888.892.2694 OR VISIT WWW.STORMTECH.COM.



NOTES
1. THE FILTER MEDIA SHALL CONSIST OF ONE OF THE FOLLOWING MIXTURES VOLUME:
   A. 50% TO 55% BY VOLUME SAND THAT IS CERTIFIED BY ITS PRODUCER AS MEETING THE REQUIREMENTS FOR ASTM C-33 CONCRETE SAND. 20% TO 30% BY VOLUME OF LOAMY SAND TOPSOIL WITH 15% TO 25% FINES PASSING THE NUMBER 200 SIEVE, AND 20% TO 30% BY VOLUME MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE NUMBER 200 SIEVE;
   B. 20% TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% FINES PASSING THE NUMBER 200 SIEVE, WITH 70 TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING SIEVE ANALYSIS SPECIFICATION:
      (1) FROM 85 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 10 SIEVE;
      (2) FROM 70 TO 100 PERCENT BY WEIGHT SHALL PASS THE NUMBER 20 SIEVE;
      (3) FROM 15 TO 40 PERCENT BY WEIGHT SHALL PASS THE NUMBER 60 SIEVE;
      (4) FROM 8 TO 15 PERCENT BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE;
2. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
3. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "J"STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

	STORMTECH SC-310	SS#3	SS#4
	CHAMBERS PER ROW	7	SEE PLAN
	NO. OF CHAMBER ROWS	30	SEE PLAN
	TOTAL CHAMBERS	210	142
	TOTAL END CAPS	60	34
	LENGTH	53.04	SEE PLAN
	WIDTH	101.50	SEE PLAN
	SYSTEM VOLUME	12,666 CF	8,979 CF
	MIN. PAVEMENT ELEVATION	268.11	267.7±
G	TOP OF STONE	266.60	266.39
F	TOP OF CHAMBER	266.10	265.89
E	BOTTOM OF CHAMBER	264.77	264.55
D	BOTTOM OF STONE	264.27	264.05
C	BOTTOM OF FILTER MEDIA	262.27	262.05
B	BOTTOM OF CRUSHED STONE	260.77	260.55
A	ESHWT	263.2±	262.7±

STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION

NOT TO SCALE

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION(1)	COMPACTION/DENSITY REQUIREMENT
D FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUB-BASE MAY BE PART OF THIS LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUB-BASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M431 (1) 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY (2). ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs. DYNAMIC FORCE NOT TO EXCEED 20,000 lbs.
B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH	AASHTO M43 (1) 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 - 2 INCH	AASHTO M43 (1) 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE(2)(3).

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PROPOSED STORMWATER COLLECTION SYSTEM INCLUDING ROUTINE INSPECTION, CLEANING AND MAINTENANCE OF MANHOLES, DEEP SUMP HOODED CATCH BASINS, CLEAN OUTS, UNDERGROUND DETENTION SYSTEMS AND REGULAR STREET SWEEPING.

SCHEDULE FOR INSPECTION AND MAINTENANCE AFTER CONSTRUCTION:

STREET SWEEPING
- STREET SWEEPING EFFORTS SHALL BE CONDUCTED AT LEAST ONCE A MONTH OUTSIDE OF WINTER MONTHS.
- SAND SWEPT FROM THE ROADWAYS AND PARKING LOTS WILL BE REMOVED TO AN APPROVED OFF-SITE LOCATION.

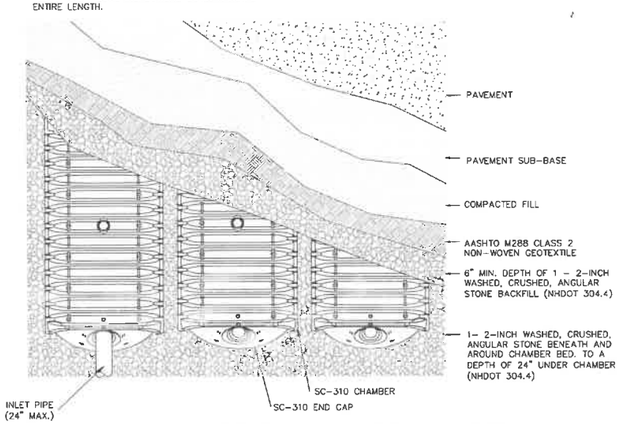
DEEP SUMP CATCH BASINS & LEACHING CATCH BASINS
- INLETS SHOULD BE CLEANED ANNUALLY AND INSPECTED SEMI-ANNUALLY.
- ALL SEDIMENTS, FLOATABLES, AND HYDROCARBONS SHOULD BE PROPERLY HANDLED AND DISPOSED OF, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

UNDERGROUND DETENTION SYSTEMS (STORMTECH ISOLATOR SC-740 CHAMBER OR EQUAL)

- ISOLATOR ROWS AND PIPE HEADERS SHALL BE INSPECTED IMMEDIATELY AFTER COMPLETION OF THE SITE'S CONSTRUCTION. THE NORMAL INSPECTION SCHEDULE AFTER CONSTRUCTION FOR ISOLATOR ROWS IS SEMI ANNUAL UNTIL AN UNDERSTANDING OF THE SITE'S CHARACTERISTICS IS DEVELOPED. PIPE HEADERS SHOULD BE INSPECTED QUARTERLY AFTER CONSTRUCTION.
- INSPECTION OF THE ISOLATOR ROW SHALL INVOLVE A VISUAL CHECK USING EITHER THE INSPECTION PORTS OR AN ACCESS MANHOLE.
- IF UPON VISUAL INSPECTION OF THE ISOLATOR ROW, IT IS FOUND THAT SEDIMENT HAS ACCUMULATED TO AN AVERAGE DEPTH EXCEEDING 3 INCHES, CLEANOUT IS REQUIRED.
- CLEANOUT OF SEDIMENT WITHIN THE PIPE HEADER IS REQUIRED WHEN THE SEDIMENT VOLUME HAS REDUCED THE STORAGE AREA BY 25% OR THE DEPTH OF SEDIMENT HAS REACHED APPROXIMATELY 25% OF THE DIAMETER OF THE STRUCTURE.
- CLEANOUT OF THE ACCUMULATED MATERIAL IN THE PIPE HEADER SHOULD BE ACCOMPLISHED BY VACUUM PUMPING. CLEANOUT SHOULD BE PERFORMED DURING DRY WEATHER AND CARE SHOULD BE TAKEN TO AVOID FLUSHING SEDIMENTS OUT THROUGH THE OUTLET PIPES AND INTO THE CHAMBER ROWS.

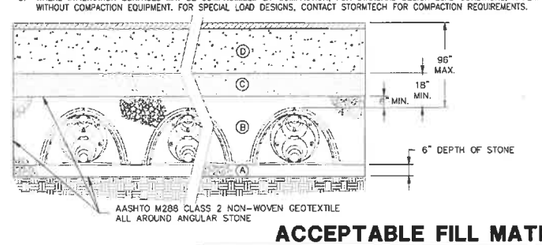
A SITE MAINTENANCE LOG WILL BE KEPT. THIS LOG WILL RECORD THE DATES WHEN MAINTENANCE TASKS WERE COMPLETED, THE PERSON WHO COMPLETED THE TASK, AND ANY OBSERVATIONS OF MALFUNCTIONS IN COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL REPRESENTATIVE OR VISIT WWW.STORMTECH.COM.

SUBSURFACE DETENTION SYSTEM OPERATION AND MAINTENANCE PLAN



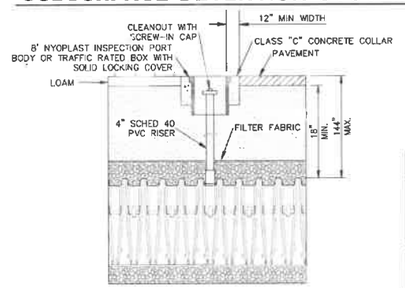
STORMTECH SC-310 CHAMBER SYSTEM PLAN VIEW DETAIL

NOT TO SCALE



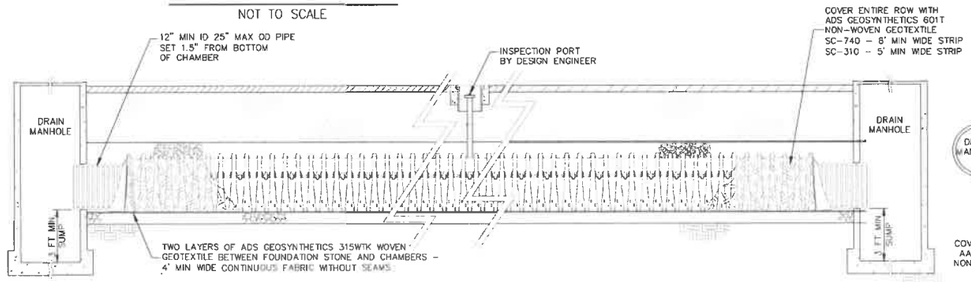
NOTES
1. THE INSTALLER SHALL NOT ALLOW ANY VEHICULAR OR CONSTRUCTION EQUIPMENT TRAVEL TO OCCUR ACROSS THE PROPOSED RECHARGE BASIN AREA AT ANY TIME EXCEPT DURING EXCAVATION OF TOPSOIL, SUBSOIL AND OTHER MATERIALS NOT SUITABLE FOR BED BOTTOM CONDITIONS.
2. CAUTION SHOULD BE EXERCISED DURING SITE PREPARATION TO AVOID COMPACTION OF THE INFILTRATIVE SURFACE.

ACCEPTABLE FILL MATERIALS



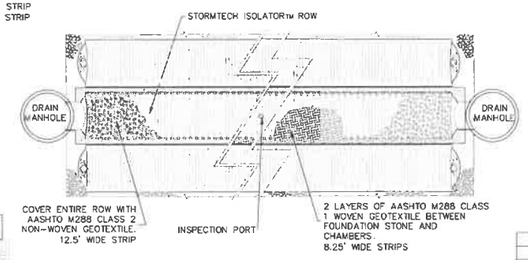
INSPECTION PORT DETAIL

NOT TO SCALE



STORMTECH ISOLATOR ROW & INLET PROFILE VIEW DETAIL

NOT TO SCALE



STORMTECH ISOLATOR™ ROW PLAN VIEW DETAIL

NOT TO SCALE

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DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
1	5/27/2021	REVISED PER CITY TRG COMMENTS	DKE	CRR

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ *AND*

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

DETAILS

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

STATE OF NEW HAMPSHIRE — HANNAH E. GIOVANNUCCI No.15699 — LICENSED PROFESSIONAL ENGINEER — 8/24/2021

SCALE: NTS **APRIL 27, 2021**

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	DKE	FB		
47424.00	CK	CRR	CADFILE	47424-00 - DETAILS	C-13

Oct 07, 2021 - 5:03pm
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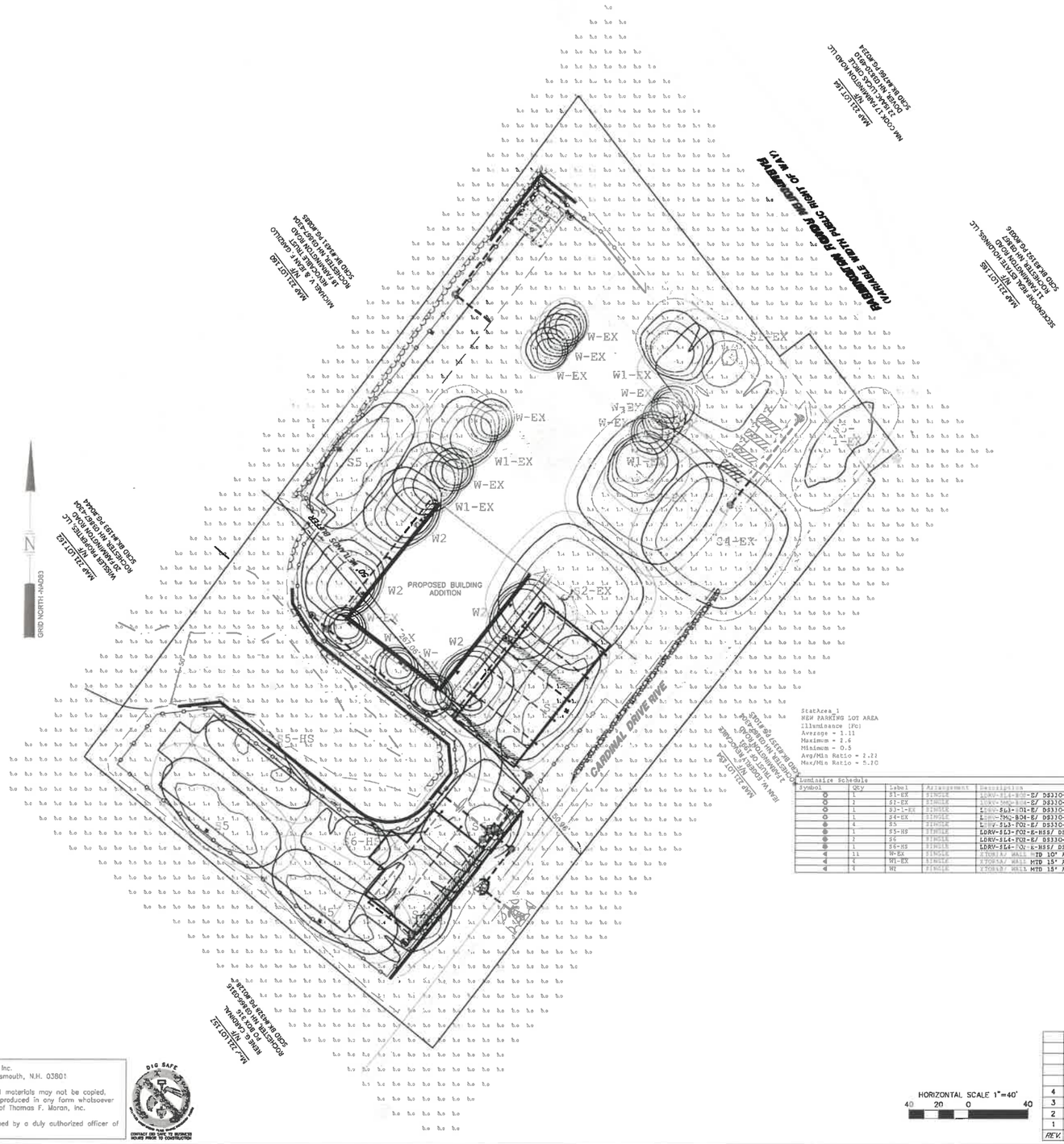

StatArea_1
NEW PARKING LOT AREA
Illuminance (Fc)
Average = 1.11
Maximum = 2.6
Minimum = 0.5
Avg/Min Ratio = 2.22
Max/Min Ratio = 5.20

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag
	1	S1-EX	SINGLE	LDRV-S14-E02-E/ D233O-S4000L10-D1-DB ON 7' BASE BY OTHERS (20' AFG)	EXISTING
	2	S2-EX	SINGLE	LDRV-S6L-E04-E/ D233O-S4000L10-D1-DB MTD ON 2' BAS EBY OTHERES (20' AFG)	EXISTING
	1	S3-L-EX	SINGLE	LDRV-S6L-E01-E/ D233O-S4000L10-D1-DB MTD ON 2' BASE BY OTHERS (20' AFG)	EXISTING
	1	S4-EX	SINGLE	LDRV-S6L-E04-E/ D233O-S4000L10-D1-DB MTD ON 2' BAS EBY OTHERES (20' AFG)	EXISTING
	4	S5	SINGLE	LDRV-S6L-F02-E/ D233O-S4000L10-D1-DB MTD ON 2' BASE BY OTHERS (20' AFG)	NEW
	1	S5-HS	SINGLE	LDRV-S6L-F02-E-HSS/ D233O-S40[illegible]L10-D1-DB MTD ON 2' BASE BY OTHERS (20' AFG)	NEW
	2	S6	SINGLE	LDRV-S14-F02-E/ D233O-S4[illegible]L10-D1-DB MTD ON 2' BASE BY OTHERES (20' AFG)	NEW
	1	S6-HS	SINGLE	LDRV-S14-F02-E-HSS/ D233O-S40[illegible]L10-D1-DB MTD ON 2' BASE BY OTHERS (20' AFG)	NEW
	11	W-EX	SINGLE	X70W1A/ WALL MTD 10' AFG	EXISTING
	4	W1-EX	SINGLE	X70W1A/ WALL MTD 15' AFG	EXISTING
	4	W2	SINGLE	X70W1B/ WALL MTD 15' AFG	NEW

FIXTURE "S"

FIXTURE "W"

APPROVED BY THE CITY OF ROCHESTER PLANNING BOARD

ON _____

BOARD MEMBER _____ AND

BOARD MEMBER _____

SITE DEVELOPMENT PLANS

TAX MAP 221, LOTS 158 & 159

LIGHTING PLAN

10 FARMINGTON ROAD

ROCHESTER, NEW HAMPSHIRE

COUNTY OF STRAFFORD

PREPARED FOR

10 FARMINGTON ROAD, LLC

1"=80' (11"X17")

SCALE: 1"=40' (22"X34")

APRIL 27, 2021

STATE OF NEW HAMPSHIRE
HANNAH E. GIOVANNUCCI
No. 15699
LICENSED PROFESSIONAL ENGINEER
8/24/2021

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR	CK
4	8/24/2021	REVISED PER NHDES AOT RFMI	HEG	CRR
3	6/25/2021	REVISED NHDES AOT NOTES	HEG	CRR
2	6/18/2021	REVISED PER CITY TRG COMMENTS	HEG	CRR
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Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47424.00	DR	DKE	FB	–	C-14
		CK	CRR	CADFILE	47424-00 – LIGHTING	

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DIG SAFE
CONTACT 350 DIGSAFE TO BEGIN ISSUES PRIOR TO CONSTRUCTION

Oct 07, 2021 - 5:03pm
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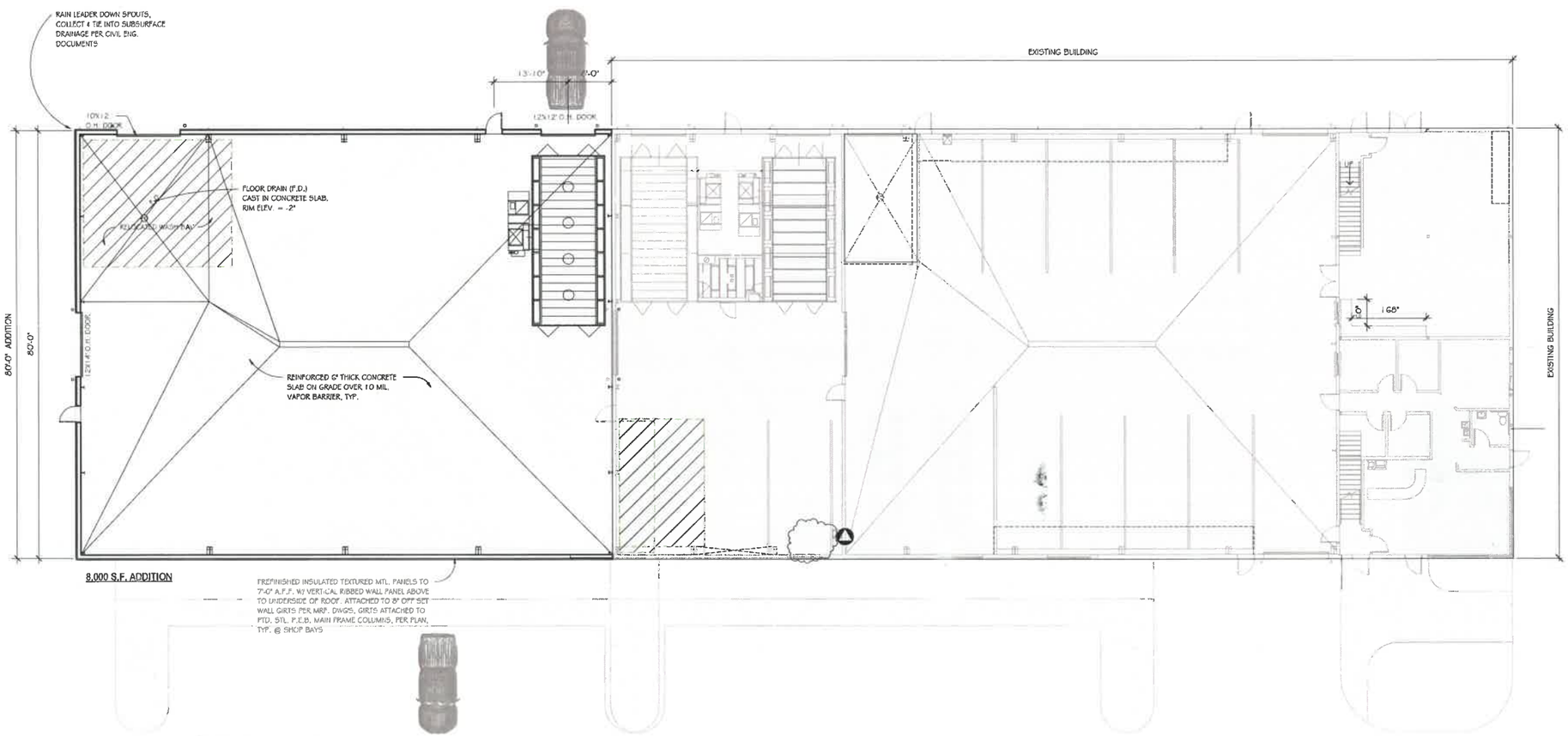

1 ADDITION FLOOR PLAN
3/32" = 1'-0"

N.F.C.
6/15/2021

No.	Description	Date

Revision Schedule

Project Info:

Key Collision of Rochester

10 Farmington Road Rochester, NH

Sheet Status:

Latest Release

Issued For: n.f.c.

Orig. Issue Date: preliminary progress

JOB NO: 21001

DRAFTED: AVB

CHECKED: JMT

SCALE: 3/32" = 1'-0"

Sheet Title:

ADDITION PLAN

Sheet Number:

A1

Printed on: 6/15/2021

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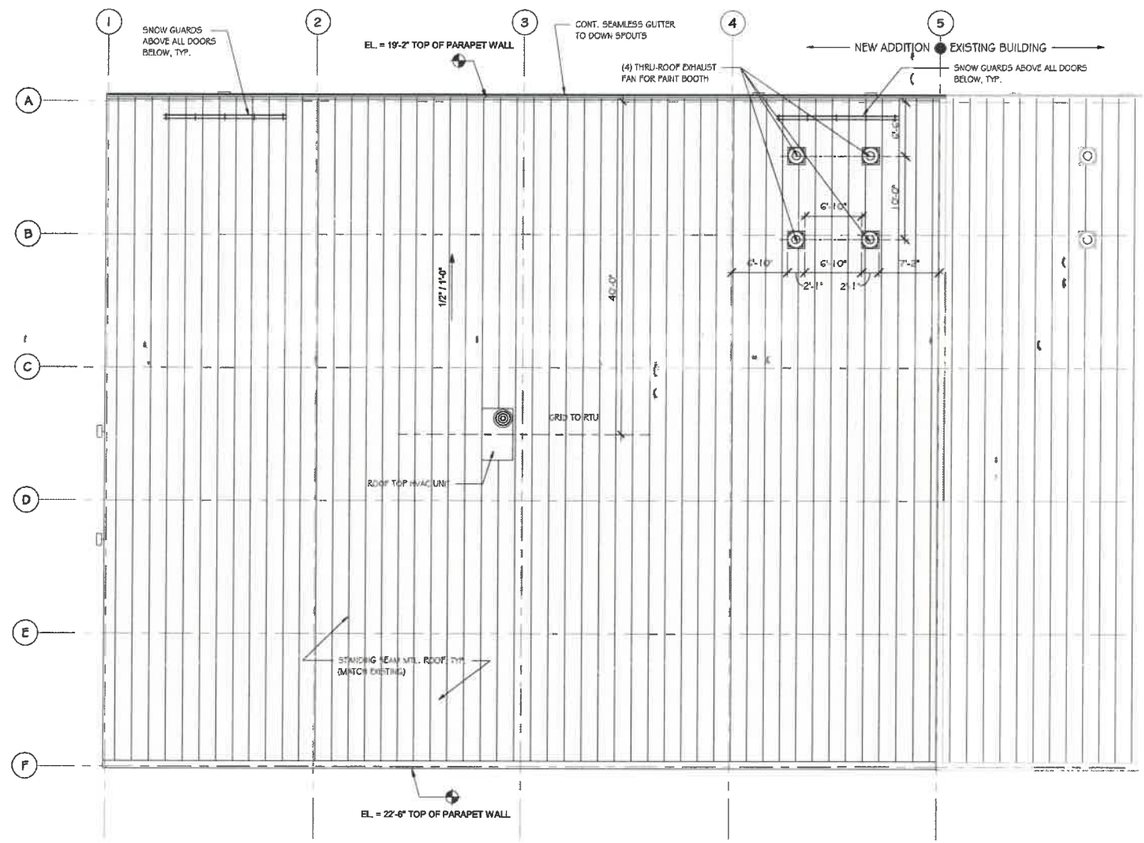

2 ROOF PLAN
1/8" = 1'-0"

N.F.C.
6/15/2021

No.	Description	Date

Revision Schedule

Project Info:

Key Collision of Rochester

10 Farmington Road Rochester, NH

Sheet Status:

Latest Release:

Issued For: n.f.c.

Org. Issue Date: preliminary progress

JOB NO: 21001

DRAFTED: MLN

CHECKED: JMT

SCALE: As indicated

Sheet Title:

ROOF PLAN

Sheet Number:

A1.2

Printed on: 6/15/2021

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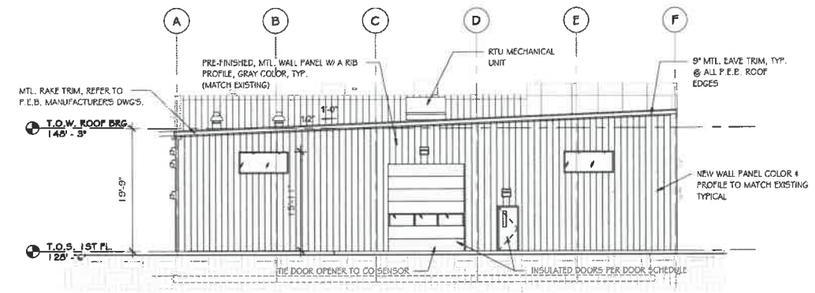
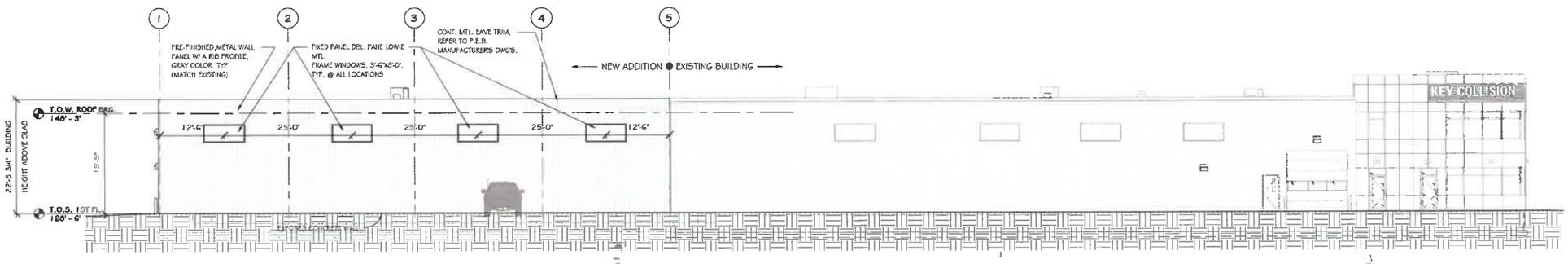
NOTE:
1. ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING.
2. ALL EXTERIOR OVERHEAD AND PEDEATRIAN DOORS SHALL MATCH EXISTING MATERIAL AND COLORS

EXTERIOR ELEVATION NOTES:

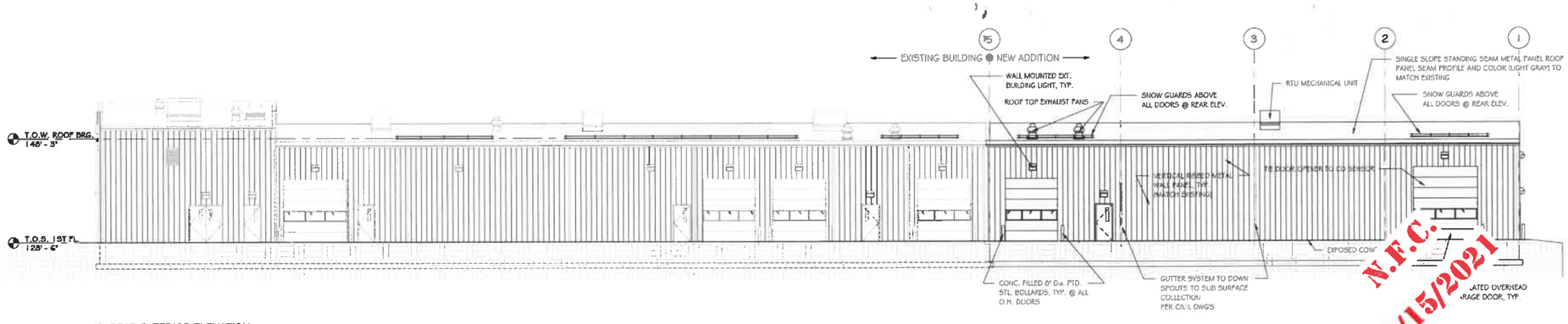
1) PANEL COLOR SELECTION T.B.D. CONSTRUCTION PROJECT MANAGER TO VERIFY W/ ARCHITECT PRIOR TO PURCHASE.
2) EXT. GRADE SHOWN IS APPROXIMATE. REFER TO CIVIL DOCUMENTS FOR MORE INFORMATION.
3) ALL EXT. MTL. DOOR & O.H. DOOR COLOR TO MATCH ADJACENT PANEL COLOR.



B LEFT EXTERIOR ELEVATION
3/32" = 1'-0"



C FRONT EXTERIOR ELEVATION
3/32" = 1'-0"



D REAR EXTERIOR ELEVATION
3/32" = 1'-0"

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WHITCHER BUILDERS

No.	Description	Date

Revision Schedule

Project Info:

Key Collision of Rochester

10 Farmington Road Rochester, NH

Sheet Status:

Issued Release

Issued For: n.f.c.

Org. Issue Date: preliminary progress

JOB NO: 21001

DRAFTED: MLN

CHECKED: JMT

SCALE: 3/32" = 1'-0"

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

A3.1

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